

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD
REGULAR MEETING
SEPTEMBER 16, 2021-REGULAR MEETING**

Chairman Maugeri called the meeting to order at 7:02 PM

Adequate notice of this meeting had been provided in accordance with the Open Public Meetings Act.

Chairman Maugeri led all present in the Pledge of Allegiance.

Roll call of JLUB members:

Sal Barbagallo- Present, John Casella – Present, Carolyn Grasso - Present, Chief Jaramillo – Present, John Juliano - Present, Joseph Kauffman- Absent, Mayor Marino - Present, Deputy Mayor Matthias - Present, Chairman Maugeri – Present, Bob Rushton - Present, Dawn Varallo- Present.

JLUB Solicitor, B. Lozuke and JLUB Planner, A. Jones also in attendance.

Next on the agenda was the approval of the minutes.

-August 19, 2021- B. Rushton made a motion to adopt the minutes, C. Grasso seconded the motion. All were in Favor. Chief Jaramillo Abstained.

New Business:

-JLUB #2021-020-DPIF3 NJ8 2057 Woolwich, LLC, US Route 322, Block 12, Lot 3, Preliminary & Final Site Plan Application.

Mr. Maley, counsel for the applicant, addressed the board introducing the experts who will be testifying for this application. Mr. Maley notes that this will be the third of such type of application for this builder.

Mr. Lozuke swears in both the Planner/Engineer Jesse Dougherty from Marathon Engineering, the project manager James Mascaro and the traffic engineer William Mosely from Shropshire Associates. Mr. Maley states that the property is under contract pending the outcome of this application.

Mr. Dougherty begins with an overview of the property, location and lot size. He begins with exhibit A1 for the board and attendees to view. (Electronic copies of these displays are with the JLUB Secretary). A2 shows the rendered site plan with the parking areas to exceed the number required. 50 loading docks will be along the east side where no residential usage currently exists. Parking stalls for overnight will be along the Rt. 322 road front. Buffer from the site to the current residents on Oak Grove Rd will go from 50 feet of woods to 250 feet of woods of currently existing buffer. Shrubbery, raised berms/mounds and irrigation will be provided on the landscaping. Lighting will require a design waiver for the layout and location, no light spill for neighbors is stated. They will be on a night time timer.

Storm water management incorporates the newest requirements of regulations. Grass swales will help with the infiltration base of the basins. Discharge will exceed 100 year standards. Screening will use current trees that exist since they are not near residents, and farther from the property lines. They will remove .3 acres of tree removal, but will plant back in landscape about 900 feet of area. Site identification will be along the road front and on Oak Grove Rd and will be in compliance with the redevelopment plans specs.

A fire-tank has been planned to be onsite in case the water pressure for requirements are not met by the sewer systems being installed. It will be buffered by a mound, landscaping and recessed 9 feet into the ground.

Exhibit A3 is a rendering of the building, end offices, windows and exterior panels for visual relief with a color scheme. Crosswalks for the property and for the intersection. Roof mounting equipment will be blocked from view as much as possible. No wetlands have been identified on the property.

Mayor Marino asks for Mr. Dougherty to show the site layout display again. The mayor asks for the East side of the property to be screened from the now empty lot next to it. This lot is still zoned MU meaning it could end up being a residential/commercial property in the future. Mr. Dougherty states that the east side where the trailers are going to park is also recessed about 9 feet to help with the screening.

Chairman Maugeri asks Mr. Dougherty about the façade signs confirming that they will comply with the size and location requirements. Mr. Dougherty confirms this statement and says any change needed by a future leaser/owner would require them to come to the JLUB for approval.

Dept. Mayor Matthias asks about the retention basins and if they will be dry. Mr. Dougherty explains that they are designed as infiltration basins with a sand and grass bottom to help with drainage and should remain dry.

Chairman Maugeri asks Mr. Dougherty about the 305 parking spaces where only 135 are needed. The original design showed this many and will keep this design with internal walkways.

Chairman Maugeri asks if there are any questions for Mr. Dougherty.

Mr. Nathan Mosely, LPE re-introduces himself and the traffic plan that has been designed. Mr. Mosely describes the intersection and that Rt. 322 is a county road and the DOT has jurisdiction, and Oak Grove Rd & Locke Ave are county roads, and Gloucester Co has jurisdiction over those two roads.

Exhibit A4 shows the Rt. 322 and Oak Grove Rd. intersection. Mr. Mosely then begins to describe the layout of the intersection, the turning and straight through lanes for all four corners of this newly designed intersection that will re-align the two side roads to one point.

The project for the intersection has been reviewed by the DOT and the final sign off and permits should happen in the upcoming months, hopefully by Spring 2022. The reviews by the DOT have all been positive so far. The secondary drive way off of Rt. 322 will be a Right Turn In and Right Turn Out only. Signage will also indicate the entrance and exit as a right in/out only.

Dept. Mayor Matthias asks that his review of the traffic at this area and with the new changes, what would the level of service be? C and above? Or D and Above? Mr. Mosley states it would be D and above. Chairman asks if A is the best or D? A is the best, and Mr. Mosley states that the DOT requires D and above for all service.

With no more questions for Mr. Mosley, Chairman asks Mr. Jones to review his letter.

Mr. Jones's letter is dated September 10, 2021. He also notes that he has received a response letter from the applicant and will review only items not covered. The property next to this lot will require a variance as the set back to a residential property is 75 feet and they will be only 27 feet. He asks for a little "c" criteria testimony as to why.

Mr. Dougherty states that they are working with some of the limitations of the topography at these areas and will enhance the landscape as Mayor Marino notes that the current shrubbery is very thin. He agrees to enhance landscaping in this area.

Mr. Jones asks about the visibility from the residents to the site as the storm basins are not landscaped around and they are requesting relief from that requirement. Mr. Dougherty shows how the current tree line is full and the distance to the basin will naturally screen it. Chairman asks about the requirement for basins, which is screening all around it.

Mr. Dougherty states that the building is over 400 feet from the property line and the landscaping will cover the view. Chairman says that it's not the basin as it is lower, but the building screening they are most concerned about. Basin Screening would in essence screen the building from view. The applicant agrees to work with the landscape architects for the township.

Mayor Marino asks about the nearest resident property and their pool shown on the exhibit. Mr. Dougherty says it's about 200 feet. The driveway sits 100 feet from the property line.

Waiver will be needed for the tree survey and replacement plan. Lastly Mr. Jones discusses the overall enhanced landscaping that will be needed. Along Oak Grove Rd to add some more trees along that side of the property.

Mr. Jones give an overall review of his letter and how some waivers are not needed as they will comply.

Next Mr. Breier begins his review from his September 13, 2021 letter asking about the basin slope, and Mr. Dougherty states it is a 3/1 drop. With the discussion of screening these basins, Mr. Dougherty says he has about 20 feet of property before the slope starts where trees can be planted.

Mr. Dougherty confirms the soil testing was done as per his letter. The walkway and curbing for the right in and right out entrance is mentioned and confirmed.

He also states that they would like to hold off on installing the walkway along Rt. 322 until there is something to connect it to. The discussion then begins on how this was handled with other applicants along Rt. 322. Including with properties that are residential along Rt. 322 to not go behind them and Mr. Jones says the walkway would terminate at the properties' lot line.

Chairman asks if the board agrees to differ the building of the walkway until a later time. As related in the reading of the 2020-16 resolution, the applicant will install the walkway when the next open property is developed.

Mr. Rushton asks Mr. Jones about the variances that will need to be requested as some items have been satisfied from his letter.

- Side residential buffer
- water tower
- lighting height
- basin landscaping
- pedestrian system-deferred

With no more questions, Chairman Maugeri asks for a motion to open to the public, Mayor Marino makes the motion, seconded by Dept. Mayor Matthias. All were in favor.

First resident to speak was Carmen Pino of 261 Oak Grove Rd. Mr. Lozuke swore Mr. Pino. Mr. Pino expresses concern of the additional traffic on Oak Grove Rd heading to R. 295. Mr. Pino expressed concern about the retention ponds on the applicant's property. His concern is that water will overflow their basins and run-off onto his property.

Mr. Dougherty states that the design of the basins will exceed the State/DEP requirements and less water will run off of it after building than does now. Mr. Pino disagrees with this. Chairman explains that there are requirements that they must adhere to and that is all this board can do is make them adhere to these requirements.

Mr. Pino asks what gives them the right to have water run on his property, at this point in the conversation, Mr. Lozuke steps in to confirm that there is no right to dump water on a private property, nor has this applicant proposed to do so. Mr. Lozuke explains that the DEP and the state regulations require that they handle their own water on their property. Mr. Lozuke asks where on the map is Mr. Pino's property, and with that Mayor Marino shows how the stream that goes through the applicant's property continues downstream to Mr. Pino's pond. Mayor Marino asks Mr. Pino where his overflow water goes to. Mr. Pino states that it goes across the street to private property. Chairman Maugeri states that this is the same principal; that a large storm will always make water run downhill to the ocean.

The next person from the public is Mr. Nisha Patel of 347 Swedesboro Rd, Mullica Hill, owner of 2061 Rt. 322 (Block 12/Lot 3.01) and is sworn in. His concern is the stream or small ditch on this parcel that has about 4/5 inches of water in it but goes down several feet on the banks.

Mr. Dougherty describes the 6 foot mound that will be put at the property line to ensure coverage for sight line and to keep water off his property. Mr. Patel is concerned that the water will run to his property, and Mr. Dougherty states that no water will go on his property from the site.

Mark Layfield of 239 Oak Grove Rd., is sworn in by Mr. Lozuke. Mr. Layfield asks if there are any houses that the applicant will be purchasing to develop this property. Mr. Dougherty states that only this block and lot, which is empty now, will be used. Mr. Layfield asks about the entrance location off of OGR. Mr. Dougherty shows the location in reference to Mr. Layfield's house. Mr. Layfield asks about the berms planted around the parking areas and Mr. Dougherty shows those on the exhibit. He also expresses concern for the property line barrier of trees and that enhancing the variety will help with sight lines. Mr. Layfield also expresses concern for the water run-off.

Last to testify is Mr. Sam Renauro, 74 Main Street, Bridgeport. Mr. Renauro is the planner of the other Locke Partners projects. Mr. Renauro, he states the positive aspects of these projects and glad to see the economic development of Rt. 322 beginning. He explains the benefit of the intersection at OGR and Rt. 322 as a much needed fix for the town.

With no one else from the public coming to speak, Chairman Maugeri asks for a motion to close the public portion of the meeting. J. Juliano makes that motion, seconded by S. Barbagallo. All were in favor.

Chairman asks if there are any other questions about this application. With no more questions, he then asks for a motion on this application. B. Rushton makes a motion to adopt this application with the waivers stated in Mr. Jones' 9/12/21 letter with the following Conditions of Approval:

Work with the planner to increase the buffers by the parking area, basin, and along OGR. Defer the walkway until the time of connection, and no Certificate of Occupancy until the intersection is completed. Mr. Jones interrupts to confirm those items on his letter that were removed so that the above sentence is accurate for COA's.

The motion is seconded by C. Grasso. Roll Call as follows:

S. Barbagallo – Yes, J. Casella – Yes, C. Grasso- Yes, Chief Jaramillo – Yes, J. Juliano – Yes, Mayor Marino – Yes, Dept. Mayor Matthias - Yes, B. Rushton – Yes, Chairman Maugeri –Yes

Chairman calls for a 5 min recess at 8:25pm. The meeting resumes at 8:33pm.

Next item is the proposed amendment to the master plan. Mr. Jones gives an overview of the Kings Landing Redevelopment proposed review and the goals of this review in his letter dated September 14, 2021.

Consistent with the Master Plan, the amendment to the Kings Landing Redevelopment plan does quality as being consistent. Also, he notes that the TDR plan will be affected (noting that TDR is a voluntary program and the commercial developers would not be in this program anyway), but also notes that as a part of the Township's legal agreement Woolwich is required to make these changes to certain zoning areas.

The areas of consideration are, The Triangle, a part of Pancoast Rd, Rt. 322 and Kings Hwy. Previously zoned Mixed Use, will become CD. The front 500 feet of this will maintain commercial use. Across Pancoast the properties were Residential and Regional Office/Hotel zones and will change to CD (commercial that allows warehousing and regular commercial).

A few more areas are mentioned that will be contained in the letter. The name of one of the zones will be renamed to keep it from being confusing going forward.

Mayor Marino updates the committee on the status for removing the TDR program and where it is currently with the state. Mayor Marino and Dept. Mayor Matthias state a few other limitations to the TDR program for land owners.

Mr. Jones closes that it is his opinion the change is substantially consistent with the Master Plan and hopes that the board confers to approve this change. C. Grasso asks for a map to show the changes and how it will show the changes. Mr. Jones says that updating of the zoning map will be done if approved.

Chairman asks if there are any other questions regarding Mr. Jones's letter. Mr. Lozuke explains the motion's language.

Chairman Maugeri then asks for a motion. B. Rushton makes a motion to adopt the recommendation of Mr. Jones's letter dated 9/14/21, seconded by S. Barbagallo. Roll call as follows:

S. Barbagallo – Yes, J. Casella – Yes, C. Grasso- Yes, Chief Jaramillo – Yes, J. Juliano – Yes, Mayor Marino – Yes, Dept. Mayor Matthias - Yes, B. Rushton – Yes, Chairman Maugeri –Yes

The Chairman notes that there is no one from the public in attendance so it will not be opened until the end of the meeting for public comment.

Next on the Agenda is the adoption of Resolution #2021-28:

Chairman next has Res 2021-28 Master Plan Consistency for Kings Landing adoption of this resolution. He asks for a motion on this adoption. J. Juliano makes a motion to approve, seconded by J. Casella. Roll call as follows:

S. Barbagallo – Yes, J. Casella – Yes, C. Grasso- Yes, Chief Jaramillo – Yes, J. Juliano – Yes, Mayor Marino – Yes, Dept. Mayor Matthias - Yes, B. Rushton – Yes, Chairman Maugeri –Yes

Chairman Maugeri asks for a motion to open the meeting to the public for comment B. Rushton makes a motion to Open, Seconded by Mayor. All were in favor.

With no one from the public coming to speak, Mayor Marino makes a motion to close to the public, Seconded by J. Juliano. All were in favor.

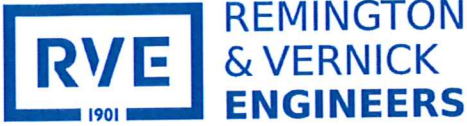
With nothing else on the Agenda, Chairman Maugeri asks for a motion to adjourn. C. Grasso makes the motion to close, seconded by J. Casella. All were in favor.

The JLUB meeting adjourned at approximately 8:56 PM.

Respectfully Submitted,

Shannon Kilpatrick
Joint Land Use Secretary

Minutes not verbatim, audio recording on file



RVE HQ:
2059 Springdale Road
Cherry Hill, NJ 08003
O: (856) 795-9595
F: (856) 795-1882

September 10, 2021

Township of Woolwich
Joint Land Use Board
Joseph Maugeri, Chairman
120 Village Green Drive
Woolwich Township, NJ 08085

Attention: Shannon Kilpatrick, Secretary

**Re: Preliminary and Final Major Site Plan
DPIF3 NJ 8 2057 Woolwich LLC
2057 US Route 322
Block 12, Lot 3
Application # 2021-20
Our file # 0824-P-132**

Dear Board Members:

We have reviewed a Preliminary and Final Site Plan Review submission, received on August 4, 2021, consisting of the following:

Sheet	Title	Date	Latest Revision Date
1 of 28	Cover Sheet (C0001)	7/19/21	----
2 of 28	Information Sheet (C0002)	7/19/21	----
3 of 28	Existing Conditions Plan (C1800)	7/19/21	----
4 of 28	Demolition Plan (D0100)	7/19/21	----
5 of 28	Overall Site Plan C0100)	7/19/21	----
6 of 28	Site Plan- North (C0101)	7/19/21	----
7 of 28	Site Plan-South (C0102)	7/19/21	----
8 of 28	Grading Plan- North (C0301)	7/19/21	----
9 of 28	Grading Plan-South (C0302)	7/19/21	----
10 of 28	Utility Plan-North (C0401)	7/19/21	----
11 of 28	Utility Plan-South (C0402)	7/19/21	----
12 of 28	Landscaping Plan-North (C0601)	7/19/21	----
13 of 28	Landscaping Plan-South (C0602)	7/19/21	----
14 of 28	Lighting Plan -North (C0701)	7/19/21	----
15 of 28	Lighting Plan- South (C0702)	7/19/21	----
16 of 28	Landscaping and Lighting Detail Sheet	7/19/21	----
17 of 28	Traffic Circulation Plan (C2001)	7/19/21	----

I. GENERAL INFORMATION

Applicant: DPIF3 NJ8 2057 Woolwich, LLC
 1776 On the Green, 67 East Park Place, Suite 540
 Morristown, NJ 07960
 (717) 557-5754

Owner: William J. Madden
 6570 Martinique Way
 Vero Beach, FL 32967

Proposal: The applicant seeks Preliminary and Final Site Plan Approval to construct a 336,700-sq.-ft. warehouse facility with 305 passenger vehicle parking spaces, 50 tractor trailer parking spaces and associated site improvements.

Zoning: CD - Commercial Development District
 Kings Landing Redevelopment Area

II. SUBMISSION INFORMATION

The requirements for completeness are included in the Woolwich Township Joint Land Use Board (JLUB) Submission Requirement Checklist. The application has been deemed complete.

III. ZONING REQUIREMENTS

A. **Use:** The applicant's proposed warehouse facility and accessory parking areas are in conformance with the permitted principal uses within the Commercial Development (CD) zone.

B. **Area and Bulk Requirements:**

Code Reference	Item	Required	Proposed	Status
For the CD zone:				
Redevelopment Plan	Lot Area	2 ac.	41.2 ac.	C
Redevelopment Plan	Lot Depth	250	>250 ft.	C
Redevelopment Plan	Lot Width	200 ft.	>200 ft.	C
Redevelopment Plan	Lot Width – Corner Lot	200 ft.	>250 ft.	C
Redevelopment Plan	Impervious Coverage	75%	50.4%	C
Redevelopment Plan	Floor Area Ratio	0.45	0.19	C

2. Per Section IX.B.G(3)(c), porous pavement in parking courts and drive aisles should be considered to the greatest extent possible. Testimony should be provided.
3. Per Section 203-81.B(15)(c), at least 50% of all parking spaces for office and industrial uses shall be 10 ft. x 20 ft., with the remainder being 9 ft. x 18 ft. The plan complies.
4. Per Section 203-82.A, one loading space for the first 5,000 sf of gross building area and an additional one space for every additional 20,000 sf. On this basis, the applicant is required to provide 18 loading spaces. The plan complies.

B. Pedestrian Circulation

1. Per Section IX.B.H(1)(f) of the Redevelopment Plan, a 12-ft. wide multi-use pathway is required along Route 322. The plan complies.
2. Per Section IX.B.H(1)(f)[2] of the Redevelopment Plan, a pedestrian system within parking court defined by textured pavement is required. The plans should be revised, or a variance requested.

C. Signage

1. Per Section 203-151.E(2)(h)[1], signage is limited to one building mounted sign and one ground mounted sign. The applicant proposes no façade mounted signs but 4 ground mounted signs. Plans should be revised or a variance requested.
2. Per the Section 203-151.E(2)(h)[3], ground-mounted signs shall be limited to 100 SF and shall not exceed a height of 8 ft. The applicant proposes a ground-mounted sign with an area of approximately 21 SF and a height of 4 ft. The plan complies.
3. Per Section 203-151.E(4), façade signs shall comply with a set of specifications and other requirements. Note 2 on Sheet 17 states that "Building façade sign to be installed as per code". Testimony should be provided regarding any future façade signage.
4. Per Section IX.B.F(2) of the Redevelopment Plan, signage should be integrated into the architecture of the proposed building. Testimony should be given as to how this integration will be achieved.

E. Lighting Design

1. Per Section IX.B.G(8)(a) of the Redevelopment Plan, freestanding light fixtures are limited to 30 ft. tall. The applicant proposes to mount 30-ft.-tall parking lot fixtures on 5-ft. tall yellow concrete posts, resulting in an overall height of 35 ft. Plans should be revised or a variance requested. In addition, our office recommends that a decorative concrete form should be utilized, such as ArtForms.
2. Per Section IX.B.G(8)(b) of the Redevelopment Plan, referencing Section 203-162 of the ordinance, the average, minimum and maximum illumination levels and minimum-to-maximum illumination ratio for maintained footcandles shall be provided. Plans should be revised or a variance requested.
3. Per Section IX.B.G(8)(b) of the Redevelopment Plan, referencing Section 203-81.B(4) of the ordinance, the minimum level of lighting in any portion of the parking lot shall be not less than 0.25 footcandles. The average horizontal illumination level of lighting within the parking lot shall be between 0.5 and 2 footcandles. The maximum level of lighting in any portion of the parking lot shall not be greater than 3 footcandles, except directly under the light fixtures where a maximum of 10 footcandles is permitted. Plans should be revised or a variance requested.
4. Per Section IX.B.G(8)(b) of the Redevelopment Plan, referencing Section 203-81.B(4) of the ordinance, lighting levels should be designed such that that they can be reduced or turned off when they are not necessary. A timer should be considered to regulate the hours.

F. Miscellaneous

1. A Letter of Interpretation from New Jersey Department of Environmental Protection dated March 5, 2021, confirming the absence of freshwater wetlands and waters was submitted with the site plan application.
2. Per Section IX.B.G(2) of the Redevelopment Plan, a buffer adjacent to residential requires 75 ft. The applicant proposes a buffer of 27 ft. adjacent to the eastern property line (mixed use zone) and a variance is required.
3. Testimony should be provided regarding the operation of trash facilities.
4. In Note 21 under Section C of Sheet C0002 (2nd sheet), the applicant agrees to assume responsibility for any affordable housing requirements, obligation and fees associated with this development project. The applicant

12. As a condition of completeness, the location of blue reflective fire hydrant pavement markers is a conditional of approval. While the fire hydrant detail indicates that blue pavement markers will be provided, the Overall Site Plan sheet should be revised to indicate the location.

V. SUMMARY OF VARIANCES AND WAIVERS

Variance:	Section IX.B.G(1)	- Written design concept
	Section IX.B.G(2)	- Side residential buffer ✓
	Section IX.B.G(3)(b)	- Loading bay/truck parking landscaping ✓
	Section IX.B.G(6)(d)	- Irrigation systems ✓
	Section IX.B.G(8)(a)	- Lighting height ✓
	Section IX.B.H(1)(c)[2]	- Office area fenestration
	Section IX.B.H(1)(f)[2]	- Pedestrian system ✓
	Section 203-68	- Compensatory planting ✓
	Section 203-69B(2)(c)	- Basins landscaping ✓
	Section 203-81.B(4)	- Lighting levels ✓
	Section 203-151.E.(2)(h)[1]	- Number of signs ✓
	Section 203-162	- Indication of lighting levels ✓
Waivers:	Section 177	- Compensatory planting ✓

work w/ professionals
Water tower
path

VI. OUTSIDE AGENCY APPROVALS

This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of these approvals must be submitted to the Township Planning Department and this office prior to the final signature of plans:

1. Gloucester County Planning Board
2. Gloucester County Soil Conservation District
3. New Jersey Department of Transportation.
4. New Jersey Department of Environmental Protection
5. Any others as may be necessary

It is the applicant's responsibility to submit this application and plans to these agencies.

When plans are resubmitted, they are to be accompanied with a point-by-point response to all underlined items.



**FEDERICI & AKIN, P.A.
CONSULTING ENGINEERS**

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September 13, 2021
File# 21234

Woolwich Township Joint Land Use Board
120 Village Green Drive
Woolwich, NJ 08085

**Re: DPIF3 NJ 8 2057 Woolwich, LLC
Application No. JLUB-2021-020
Preliminary & Final Major Site Plan Application
Block 12, Lot 3 - 2057 Route 322
Engineer Review No. 1**

Dear Chairman Maugeri & Members of the Board;

We received the following items for review as part of the application for Preliminary and Final Major Site Plan Approval to permit construction of a 336,700 square foot warehouse facility and related site improvements on agricultural land at the northeast corner of Rt. 322 and Oak Grove Road (C. R. 671).

- o Joint Land Use Board Application 7/19/2021
- o Submission Checklist 7/19/2021
- o Site Plan drawings prepared by Marathon Engineering & Environmental Services
Sheets 1 through 28 of 28 7/19/2021
- o Boundary and Topographic Survey by Vargo Associates 5/07/2020
- o Floodplain Map & Soils Map 7/20/2021
- o Stormwater Management Report by Marathon 7/20/2021
- o Traffic Engineering Assessment by Shropshire Associates, LLC 7/26/2021
- o Architectural Plans by Ruggieri & Partners Revised 7/23/2021

Property Location:

The subject property is located at the northeast corner of U.S. Route 322 and Oak Grove Road (C.R. 671). It is situated in the Kings Landing Redevelopment area, in the CD Zone in accordance with Ordinance 2021-11. The southern side of the property borders on Route 322 and the west side borders on Oak Grove Road. The property encompasses approximately 41.2 acres and consists of a large cultivated field with a small wooded area in the northwest portion of the lot. There are no dwellings or farm structures located on the lot.

Project Description:

The applicant requests preliminary and final approval of a major site plan for a warehouse building with associated truck loading berths and trailer parking/storage and with automobile parking for employees. The proposed building will cover 336,700 square feet, measuring approximately 910 by 370 feet wide. Proposed office areas are shown at the center of the west side of the building and also at the northwest and southwest corners, totaling 19,770 square feet. The automobile parking lot is located to the west of the building, consisting of a total of 305 spaces. There are 50 loading docks along the east side of the building with a concrete loading ramp extending into the building at the two corners. There are 2 trailer storage locations. One to the east of the loading area contains 124 spaces and the other to the southwest of the building adjacent to Oak Grove Road contains 95 spaces. Other proposed improvements for the project include a stormwater management basin, a storm sewer system, water and sewer mains, and landscaping and lighting improvements.

Technical Review

1. Access. Two new access drives will be constructed for ingress/egress to the site. One along Route 322 in the southeast corner of the site will be a right-in/right-out only access primarily for trucks entering from and exiting to westbound Route 322. The driveway throat is 40 feet wide. A second access is located on Oak Grove Road at the southwest corner of the site. This drive, to be used by both trucks and automobiles, has a 40' wide throat area and 50-foot radius corners at the connection to Oak Grove Road. The new driveway on Rt. 322 is under the jurisdiction of the NJDOT, and the driveway on Oak Grove Road is under the jurisdiction of the County. The applicant should provide testimony regarding the status of the approval of the access permits, and also provide an update on the approval process and construction schedule of the intersection improvements of Route 322, Locke Ave and Oak Grove Road. Copies of the permits and approved plans should be provided to the Board.
2. Bulk Requirements. A listing of bulk requirements and values is shown on Sheets 2, 5 & 6 including the calculation of automobile parking spaces and truck loading berths. The table shows that no lot area or dimension, building or parking setback, lot coverage, buffer width, or parking variances are required.
3. Circulation. The proposed truck loading area is located along the east side of the building. A trailer parking area of 124 spaces is located on the east side of the loading area and adjacent to the easterly property line. The automobile parking lot is located on the west side of the building where the office spaces are located. The access driveway from the entrance along Rt. 322 extends to the north through the truck loading area (where it is 70' wide) to the northeast corner of the building and continues (at 30' wide) around the building to the west side of the automobile parking lot. At the southwest corner of the parking area the truck lane splits at a 'T' intersection with one 30-foot lane continuing around the south side of the building and connecting to the entrance drive. The other lane extends to the west past the second trailer storage area and connects to the access driveway from Oak Grove Road where it widens from 30' to 40'. The western parking lot can be accessed from either of the two access driveways. The drive aisles in the automobile parking lot is two-way and 25 feet wide.

- A. Sheet 17 shows the truck maneuvering paths for a WB-67 tractor trailer at the access drives on Rt. 322 and Oak Grove Road and at other parking and turning movements through the site.
- B. The maneuvering path for a 32-foot long fire truck is also shown on Sheet 17. The path includes entering the site from Rt. 322 westbound and Oak Grove Road southbound (left-hand turn) and continuing around the perimeter of the building.
4. Curbs. Standard concrete vertical curb is proposed along the access driveways, the interior drive aisles and within the parking areas. Mountable curb is proposed on the right side of the entrance and exit lanes at the Rt. 322 access drive. At the ends of the trailer storage areas the curb is 12" high. The respective details are included on the plans and are acceptable.
5. Environmental. Testimony should be provided to discuss the investigations, findings and any remedial actions presented in the Phase I/Phase II ESA report submitted with this application.
6. Fencing is not proposed for the facility.
7. Grading & Drainage. The proposed grading and drainage facilities within the site are generally acceptable. I recommend that arrows and the slope value (5:1 or similar) be added to the steeper side slopes on the berms, basins and cut & fill areas.
8. Parking.
 - A. Sheet 6 shows the proposed automobile parking areas along the west side of the building. Based on the warehouse use and the office use a total of 135 parking spaces are required, whereas 305 are proposed. The applicant should provide testimony regarding the large number of extra parking spaces. ADA-compliant spaces are shown at each of the three office areas. The standard parking spaces will be 10' wide by 20' long.
 - B. The plan shows 50 loading berths along the east side of the building and two rows of trailer parking spaces (total of 124) across the 70-foot wide drive aisle. The trailer parking area at the southwest corner of the site has 3 rows of spaces totaling 95 stalls and connects to the main truck drive at two points. The berth spaces are 13.5' wide and 60' long. The trailer spaces are 12.5' by 60'.
9. Paving. The proposed automobile parking area is to be paved with light-duty asphalt courses consisting of 2" thick HMA surface course, 3" HMA base course, and 6" DGA subbase on a compacted subgrade. The entrance driveways, main drive aisles and the truck parking areas will be paved with heavy-duty asphalt courses: 2", 5" and 6" respectively. The area or limits of these pavement sections are clearly delineated on the plans. The truck parking area, at the loading docks, will have a 6" thick concrete pad surface on a 6" thick stone base. The concrete will be 6" thick 4,500 psi Class B, reinforced with wire fabric. The "dolly pads" in the trailer parking/storage spaces will be 15' wide and similar in design except 8" thick concrete. During the construction phase, I recommend that the applicant have CBR tests conducted in the areas to be paved and the design engineer verify the concrete and asphalt pavement sections or provide recommendations for changes to the Township Engineer if required based on the test results.

10. Sidewalks and Curb Ramps.

- A. Sidewalks are proposed along the west side of the building serving the automobile parking area. The walk consists of 4,000 psi concrete 4" thick and 6' wide. Curb ramps are shown at the handicap parking spaces.
- B. A 12-foot wide pedestrian walkway is shown along the site frontages on Oak Grove Road and Rt. 322 in accordance with the redevelopment plan. The section of walkway from the east side of the driveway on Rt. 322 to the easterly property line is not shown. Testimony should be provided on the schedule to construct the walkway and also an agreement with the Township for the funding of construction of the walkway at the southeast corner of the site. Details of the walkway should be provided on the plans.

11. Sight Triangles. The proposed sight triangles at the intersections of the exit lanes with Rt. 322 and Oak Grove Road are shown on the plans per NJDOT and County standards.

12. Signs.

- A. Proposed Stop signs and Stop bars are shown throughout the site in the driveways, aisles and parking lots. Handicap parking signs mounted on bollards are shown at each of the respective spaces. "No Parking Fire Lane" signs are located on both sides of the driveway throats and the truck drive aisles around the building. "No Trucks" signs are located at the two entrances to the automobile parking area. "Right Turn Only" and "Do Not Enter" signs are located appropriately at the exit lane onto Rt. 322. A "Fire Department Connection" sign should be shown on the plan if applicable. Sign details are shown on Sheet 18.
- B. Site identification signs are shown on the plans at both access driveways along the entrance lane, with an alternative sign along the exit lanes. Details of a proposed monument sign are included on Sheet 18.

13. Solid Waste. No trash enclosures are shown on the plans. Testimony should be provided to clarify how solid waste and recycling will be handled for the facility.

14. Stormwater Management.

- A. The project's storm sewer system and infiltration/detention basin are designed to comply with the NJDEP Stormwater Management regulations and the State soil erosion control standards. The report indicates that the SWM design adequately addresses the standards for water quantity reduction, groundwater recharge, water quality storm infiltration, and off-site stability. The applicant's engineer should provide testimony regarding the project's compliance with the State's new stormwater management regulations and including green infrastructure.
- B. A copy of the Low Impact Development Checklist should be included. The emergency spillway design input values, the resulting velocity, and any soil stability analysis should be added to the report.

- C. A 10' wide area is shown at the northwest corner of the perimeter truck aisle for access to the basin for maintenance purposes. I recommend that the area should have a maximum slope of 10:1 at the basin side slope and consist of DGA or similar material to support the equipment.
- D. An easement should be created for the basin and access area to allow Township personnel to enter the basin to conduct inspections and any necessary maintenance and repairs
- E. A Basin Maintenance Manual is included in the report. A standalone version should be provided to the property manager and the Township Engineer once the project is approved.

15. Traffic.

- A. The submitted traffic report appears to be generally satisfactory and conforms to industry standards. For the "Build" scenario the future traffic volumes were projected out to 2023 when this project is complete and fully occupied.
- B. The report indicates that the site will generate approximately 145 vehicle-trips during the AM peak hour and 162 during the PM peak hour. The resulting levels of service (LOS) at the proposed exit driveway at Rt. 322 will be a B for the right-turn movement during both the AM and PM peak hours. The LOS for the stop-controlled exit onto Oak Grove Road will be an A during both AM and PM peak hours for both right and left turns. The left-turn movement into the site from Oak Grove Road will also operate at a LOS A.
- C. The report also summarizes the proposed intersection improvements, including signalization, for Rt. 322, Oak Grove Road and Locke Avenue. The report states that once the improvements are made and this warehouse facility is operational, the new intersection will operate at an overall LOS C during the AM and PM peak hours. And all individual movements will operate at a LOS D or better during the peak hours.
- D. Testimony should be provided to explain the methodologies used for the analysis and a more detailed description of the results at the site area and the adjacent intersections along Rt. 322. Any updates on the NJDOT review process and the construction schedule for the intersection improvements should be provided if available.

16. Utilities.

- A. Water: A 12" CLDIP water main is proposed to connect to the 16" main being installed in Route 322 (by others) and extend on site to a proposed "hot-box" where an 8" line connects to a proposed fire water tank in the southeast corner of the site and a 2" domestic water service line extends to the sprinkler room at the SE corner of the building. An 8" fire water line begins at the tank and loops around the building with fire hydrants located near the four corners.
- B. Sanitary sewer: A proposed 8" sanitary sewer main extends from the sprinkler room and continues to the west of the driveway, crosses Rt. 322 and connects to the new 24" sanitary sewer collector being installed (by others) along the south side of the road.

17. Miscellaneous.

A. Sheet 7:

- 1) Show the "Fire Department Connection" sign location if applicable.
- 2) Revise the label for the proposed widening of Oak Grove Road.
- 3) Show the stub section of the future pedestrian walkway at the southeast corner of the property with applicable notation.

B. Sheet 8

- 1) Add slope arrows on the steep grass areas and add the slope label (e.g. 3:1).

C. Sheets 10 & 11

- 1) I recommend that the fire water line in the drive aisle on the south side of the building be extended to the west to the entrance to the southwest trailer parking area and a fire hydrant be installed in the grass area.
- 2) The water valve locations should be shown on the proposed water main extending into the site from the connection on Rt. 322 and on the fire water line.

18. An engineer's estimate of the site improvements should be submitted to the Board for information and the Township Engineer for review and determination of the performance bond and inspection escrow amounts once all plan revisions have been approved.

19. Outside Agency Approvals. The applicant shall provide copies of all approvals or certifications from any agency or company having jurisdiction over any part of this project, to include:

- (a) New Jersey Department of Transportation
- (b) New Jersey Department of Environmental Protection
- (c) County of Gloucester (Highway Dept. and Planning Board)
- (d) County Fire Marshal
- (e) Gloucester County Soil Conservation District
- (f) Aqua New Jersey
- (g) Logan Township MUA

Recommendations

The comments and recommendations above are presented for the Board's review and consideration and for response from the applicant as warranted. If you should have any questions please do not hesitate to contact me.

Very truly yours,

Paul D. Breier

Paul D. Breier, P.E., P.P.
Board Engineer

cc:

Brian Lozuke, Esq. Board Attorney
Ashton Jones, P.P., Board Planner
James V. Mascaro, Applicant
Emily Givens, Esq., Applicant's Attorney
Jesse Dougherty, P.E., Applicant's Engineer

September 14, 2021

Woolwich Township
Joint Land Use Board
Joe Maugeri, Chairman
120 Village Green Drive
Woolwich Township, NJ 08085

Attention: Shannon Kilpatrick, Secretary

Re: Master Plan Consistency for King's Landing Redevelopment Plan Amendment

Dear Board Members:

We have reviewed the proposed redevelopment plan amendments for consistency with the Township of Woolwich's Master Plan (2003 Plan, 2008 Master Plan Update, 2016 Master Plan Update, 2016 Reexamination). The proposed redevelopment is consistent with the following aspects of the Master Plan:

Goal: *"To preserve and enhance the quality of life in the Woolwich Township in the face of rapid development."*

Objective: *"Insure that new development is well designed and adheres to recognized principles of good planning and smart growth."*

Goal: *"To promote orderly growth within the Township."*

Objective: *"Concentrate new development around established nodes or at planned locations that are well served by utilities and the road network."*

Goal: *"Limit the expansion of office and light industrial uses to areas that have good highway access to either Route I-295 or to the New Jersey Turnpike, and public sewer and water availability"*

Objective: *"Review existing patterns of zoning to determine if any changes are necessary in the areas designated for office and light industrial use."*

Goal: *"To provide a safe and attractive residential environment."*

Objective: *"Provide a variety of housing opportunities and dwelling types for residents at all income levels."*

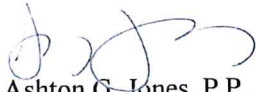
Objective: *"Insure that major new residential development contributes fairly to the provision of needed services, including recreation."*

Page 3
Township of Woolwich
September 14, 2021

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

REMINGTON & VERNICK ENGINEERS, INC.

A handwritten signature in blue ink, appearing to read 'Ashton G. Jones', written over a faint, illegible printed name.

Ashton G. Jones, P.P., AICP, CFM

cc: Brian Lozuke, Esq., Board Solicitor