

# WOOLWICH TOWNSHIP JOINT LAND USE BOARD

## January 20, 2022- Regular Meeting Minutes

Chairman Joe Maugeri called the meeting to order at 7:03 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 – Absent, Carolyn Grasso - Present, Jon Fein – Present, Mayor Craig Frederick – Present, John Juliano – Present, Vern Marino - Present, Joe Maugeri - Present , Joe Morgan –Present, Ken Morris – Present, Bob Rushton - Present.

JLUB Engineer P. Breier, JLUB Solicitor J. Petrongolo & Solicitor M. Aimino also in attendance.

Next on the agenda was the approval of the minutes.

-January 6, 2022 Reorg Mins- B. Rushton made a motion to adopt the minutes, J. Juliano seconded the motion. All were in favor. Abstentions: S. Barbagallo

-January 6, 2022 Reg. Mins- C. Grasso made a motion to adopt the minutes, B. Rushton seconded the motion. All were in favor. Abstentions: S. Barbagallo

Resolutions:

- **Resolution #2022-12** of the Joint Land Use Board of the Township of Woolwich authorizing agreement with previous appointed board engineer Paul D. Breier of Bryson & Yates Consulting Engineers, LLC (formerly Federici & Aiken) to continue with 2 projects that begun during 2021.

Chairman Maugeri asks for a motion to adopt, B. Rushton makes a motion, seconded by V. Marino.

Roll call as follows:

**S. Barbagallo – Yes, C. Grasso - Yes, J. Morgan – Yes, J. Juliano – Yes , Mayor C. Frederick – Yes, V. Marino - Yes, B. Rushton – Yes, K. Morris – Yes, Chairman J. Maugeri – Yes.**

New Items:

- **JLUB#2021-032** The Four Seasons at Weatherby-Phase 3, Sections 3, 4 & 5, Block 2, Lot 8, seeking Final Major Subdivision.

The attorney for the applicant introduced himself (name not audible) and those that will be testifying so they could be sworn in. Ken Schatz, manager for the application, Paul Whitthohn, engineer and Ken Miller, planner of the project. All were sworn in by counsel.

The project is the last three sections of the Four Seasons at Weatherby phase 3. This will finish the development. Total of 154 more homes.

P. Whitthohn shows the layout on exhibits A-1 with a pictorial overview of the sections. Both letters from professionals have been complied with. The only outstanding question is landscaping around one of the large basins.

Chairman asks if they would agree to a COA to working with the planner's landscaping professional. Mr. Whitthohn agreed.

Pedestrian access and path is the final part of the project and now it has been approved by the county and will be incorporated in this project.

V. Marino gives a quick overview to the new members on the walking path and where it will go along Auburn Rd.

With no questions, Chairman asks J. Petrongolo addresses letter dated Dec. 22, 2021 and all outstanding items have been addressed. No completeness items remained.

P. Breier addresses his letter Dec. 27, 2021 and with the response letters from the applicant, all his issues have been resolved with only minor things that can be discussed later.

J. Petrongolo mentions a variance regarding lighting choices that are technically variances to make sure this has been addressed. M. Aimino states was addressed in the primary approval.

Chairman Maugeri asks for a motion to open to the public, B. Rushton makes this motion, C. Grasso seconds the motion. All were in favor.

With no one from the public in attendance, J. Juliano makes a motion to close to the public. C. Grasso seconds the motion. All were in favor.

Chairman asks for a motion on this application

B. Rushton makes the motion, J. Juliano seconds.

Roll call as follows:

**S. Barbagallo – Yes, C. Grasso - Yes, J. Morgan – Yes, J. Juliano – Yes , Mayor C. Frederick – Yes, V. Marino - Yes, B. Rushton – Yes, K. Morris – Yes, Chairman J. Maugeri – Yes.**

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

The JLLUB meeting adjourned at approximately 7:21 PM.

Respectfully Submitted,

Shannon Kilpatrick

Joint Land Use Secretary

***Minutes not verbatim, audio recording on file***



**REMINGTON  
& VERNICK  
ENGINEERS**

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O: (856) 795-9595  
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January 12, 2022

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

Attention: Shannon Kilpatrick, Secretary

**Re: Final Major Subdivision  
Four Seasons – Sections 3, 4, and 5  
Taft Dr. & Eisenhower Dr.  
Block 2, Lot 8  
Application # 2021-032  
Our file # 0824-P-140**

Dear Board Members:

We have reviewed the following final major subdivision submission, submitted November 18, 2021, and offer the following comments:

Sheet	Title	Date	Latest Revision Date
1 of 44	Cover Sheet	11-10-21	----
2 of 44	Existing Conditions/ Demolition Plan	11-10-21	----
3 of 44	Surrounding Site Features	11-10-21	----
4 of 44	Overall Development Plan	11-10-21	----
5 of 44	Subdivision Plan – Sheet A	11-10-21	----
6 of 44	Subdivision Plan – Sheet B	11-10-21	----
7 of 44	Subdivision Plan – Sheet C	11-10-21	----
8 of 44	Subdivision Plan – Sheet D	11-10-21	----
9 of 44	Subdivision Plan – Sheet E	11-10-21	----
10 of 44	Grading & Drainage Plan – Sheet A	11-10-21	----
11 of 44	Grading & Drainage Plan – Sheet B	11-10-21	----
12 of 44	Grading & Drainage Plan - Sheet C	11-10-21	----
13 of 44	Grading & Drainage Plan – Sheet D	11-10-21	----
14 of 44	Utility Plan – Sheet A	11-10-21	----
15 of 44	Utility Plan – Sheet B	11-10-21	----
16 of 44	Utility Plan – Sheet C	11-10-21	----
17 of 44	Utility Plan – Sheet D	11-10-21	----
18 of 44	Drainage Divide Plan – Sheet A	11-10-21	----
19 of 44	Drainage Divide Plan – Sheet B	11-10-21	----
20 of 44	Drainage Divide Plan – Sheet C	11-10-21	----
21 of 44	Drainage Divide Plan – Sheet D	11-10-21	----
22 of 44	Landscape & Lighting Plan – Sheet A	11-10-21	----

Sheet	Title	Date	Latest Revision Date
23 of 44	Landscape & Lighting Plan – Sheet B	11-10-21	----
24 of 44	Landscape & Lighting Plan – Sheet C	11-10-21	----
25 of 44	Landscape & Lighting Plan – Sheet D	11-10-21	----
26 of 44	Landscape & Lighting Plan – Notes & Details	11-10-21	----
27 of 44	Profiles	11-10-21	----
28 of 44	Profiles	11-10-21	----
29 of 44	Profiles	11-10-21	----
30 of 44	Profiles	11-10-21	----
31 of 44	Profiles	11-10-21	----
32 of 44	Profiles	11-10-21	----
33 of 44	Construction Details	11-10-21	----
34 of 44	Storm Details – Sheet A	11-10-21	----
35 of 44	Storm Details – Sheet B	11-10-21	----
36 of 44	Storm Details – Sheet C	11-10-21	----
37 of 44	Sanitary Sewer Details	11-10-21	----
38 of 44	Water Details	11-10-21	----
39 of 44	Initial Soil Erosion Sediment Control Plan	11-10-21	----
40 of 44	Soil Erosion Sediment Control Plan – Sheet A	11-10-21	----
41 of 44	Soil Erosion Sediment Control Plan – Sheet B	11-10-21	----
42 of 44	Soil Erosion Sediment Control Plan – Sheet C	11-10-21	----
43 of 44	Soil Erosion Sediment Control Plan – Sheet D	11-10-21	----
44 of 44	Soil Erosion Sediment Control Notes & Details	11-10-21	----
1 of 1	Plan of Survey and Topography	10-06-21	----
----	Stormwater Management Report	11-21-21	----
1 of 2	Final Plan of Lots Section 3	11-11-21	----
2 of 2	Final Plan of Lots Section 3	11-11-21	----
1 of 1	Final Plan of Lots Section 4	11-11-21	----
1 of 1	Final Plan of Lots Section 5	11-11-21	----

The plans, and Stormwater Management Report were prepared, signed, and sealed by Paul A. Witthohn P.E., Consulting Engineer Services, 645 Berlin- Cross Keys Road, Suite 1, Sicklerville, New Jersey 08081, (856) 232-2346.

Final Plan of Lots, Plan of Survey and Topography were prepared, signed, and sealed by Adam R. Grant P.L.S., Consulting Engineer Services.

**I. GENERAL INFORMATION**

**Applicant/Owner:** Summit Ventures, LLC  
701 Cooper Road Suite 7  
Voorhees, New Jersey 08043  
(856) 346-4400

**Proposal:** The applicant was granted preliminary major subdivision approval under Resolution #2015-13 and amended preliminary under 2018-22 for an 227.42-acre subdivision consisting of 262 dwelling units along with associated site improvements. The applicant seeks final approval for phases 3,4,5 consisting of 154 age restricted single family homes, 9 open space lots, and associated site improvements.

**Zoning:** PUD – Planned Unit Development

**II. SUBMISSION INFORMATION**

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

**III. ZONING REQUIREMENTS**

A. **Use:** The applicant's proposed use is in conformance with the permitted principal uses of the PUD - Planned Unit Development zone.

B. **Area and Bulk Requirements:**

Code Reference	Item	Required	Proposed	Status
§203-45.C(2)(a)	Lot Area	5,000 s.f.	6,875 s.f.	C
§203-45.C(2)(b)	Lot Width	45 ft.	55 ft.	C
§203-45.C(2)(c)	Minimum Side Distance Between Buildings	12 ft.	12 ft.	C
§203-45.C(1)(d)	Building Coverage	35%	35%	C
§203-45.C(1)(e)	Building Height	35 ft.	<35 ft.	C
§203-45.C(1)(c)[1]	Front Yard	25 ft.	25 ft.	C
§203-45.C(1)(c)[3]	Rear Yard	20 ft.	20 ft.	C
R.S.I.S.	Off-Street Parking (2.5 spaces per d.u.)	385 spaces	539 spaces	C

C - Conformance.  
 P - Pre-existing condition.  
 V - Variance required.

**IV. PERFORMANCE STANDARDS**

A. **Parking and Circulation**

- Per R.S.I.S., 2.5 parking spaces are required per single family dwelling. Additionally, R.S.I.S. indicates that a 2-car garage with driveway combination

counts as 3.5 parking spaces. The applicant proposes such a combination. The plan complies.

2. Per Resolution 2018-22, a pedestrian/recreation path, subject to the applicant obtaining permitting from Gloucester County and NJDEP, shall be installed in accordance with the overall pedestrian plan approved by the JLUB, and these paths shall be installed as each section is developed, including a pedestrian connection to constructed phases. As no such connection is indicated on the plan, testimony should be provided, and plan revisions may be necessary.
3. Additional details including pavement materials should be provided for the proposed twelve (12) foot wide basin access road.

**B. Planting Design**

1. Per Section 203-69.B(2)(c) screens consisting of plantings shall be required along the entire perimeter of stormwater management basins. A variance is required to permit limited screening along the perimeter of stormwater management basins A1, A2, and B. Additionally, the variance list on sheet 1 indicates a variance for basins D1 and D2, whereas these basins are not provided in these phases of the project. The plans should be revised.
2. Per Resolution 2015-13, the applicant was granted a submission waiver from providing the boundary limits, nature and extent of wooded areas, trees 6" DBH or greater within clearing limits. The applicant testified that there were only a few 6" trees in the area. The applicant agreed to provide additional trees and landscaping in the area of the basin and landfill to include additional buffering. Additional landscaping should be provided per the prior agreement. Testimony should be provided.
3. Per Section 203-68.H(3), street trees should be planted at 40 ft. on centers. Plans should be revised, or a variance requested.
4. Per Section 203-68.H(9), street trees shall be at least 5 ft. from any curb or sidewalk and root barriers shall be used if closer than 10 ft. to a sidewalk. Plans should be revised, or a variance requested.
5. Per Section 203-69.B(2)(c), landscaped screens are required along the entire perimeter of stormwater management basins. Plans should be revised, or a variance requested.
6. The ground treatment of basin side slopes and bottoms should be specified. Our office recommends an Ernst seed mixture for stormwater management.
7. Street trees should be set back at least 10 ft. from underground utilities.
8. Match lines should be provided between landscape plans.
9. Mulch lines should be shown for planting beds.

10. The foundation planting schedule is loose. Selection "A" states that 2 shrubs should be chosen, whereas the foundation planting detail illustrates 3 "A" shrubs. Selection "B" states that 6 shrubs should be chosen, whereas the foundation planting detail illustrates 3 "B" shrubs.
11. Per Section 203-68.E(3)(e), shrubs shall be at least 3 ft. tall at time of planting. The plant schedule should be revised.
12. The plant schedule ID should be revised to match those IDs provided on the plan (for example, JV, TP, IO and IVB)
13. An insect-resistant cultivar of American Linden should be specified.
14. The tree planting details should be revised to state that wire baskets shall be removed.

C. **Stormwater Management**

Per Resolution 2018-22, drainage easements on residential lots (if any) shall be noted on the Final Subdivision Plan. The plans note that fences are prohibited within the easement area.

D. **Lighting**

1. Per Section 149-37.D(2), poles for freestanding fixtures shall generally be fluted and tapered from the base to top. Testimony should be provided regarding fixtures in other sections of the development. Plans should be revised, or a waiver requested.
2. Per Section 149-37.E, pole-mounted street luminaires shall be installed on alternating sides of the street at 500-foot intervals unless the presence of vertical and/or horizontal curves or factors relating to specific types of development necessitate a closer interval. Plans should be revised, or a waiver requested.
3. Per Section 203-81.B(4)(f), the lighting plan should consider the hours of operation of the proposed use, lights that can be reduced or turned off when they are not necessary, and timers to regulate the hours. Testimony should be provided.

E. **Solid Waste Management**

Testimony should be provided regarding trash removal and appropriate Township approvals shall be provided.

F. **Signage**

1. It appears that no development identification sign has been proposed along the development entrance along Auburn/Woodbury Road. Testimony should be provided.

2. Signage should be provided for the proposed 12-foot-wide basin access road indicating that the road is for maintenance vehicles only.

G. **Blocks and Lots**

The applicant must obtain the correct block and lot numbers from the Tax Assessor. Written verification must be received by this office prior to final review and signature of the deeds and/or plat.

H. **Environmental Impacts**

1. An environmental impact statement was not provided with this application as the site previously received preliminary approval.
2. Wetlands and wetland buffers were identified within the site boundaries. A Letter of Interpretation from New Jersey Department of Environmental Protection confirming the absence or presence of wetlands and transition areas should be provided prior to final approval.
3. The proposed development is located within a landscape project area 5 (Federally Listed Habitat) designated area. The applicant's engineer shall provide evidence from the New Jersey Department of Environmental Protection Fish and Wildlife that development can proceed.

I. **Miscellaneous**

1. Testimony should be provided regarding architecture and its relation to previously approved phases of the development.
2. Testimony should be provided indicating that no fences are proposed. Any fences will need to meet the requirements of Section 203-70.
3. Per Resolution 2018-22, the applicant shall provide a copy of the NJDEP permit for the riparian buffer.
4. Per Resolution 2018-22, the applicant shall submit an Open Space, Recreation and Stormwater Detention Basin Agreement and a Detention Basin Maintenance Plan acceptable to the Woolwich Township Committee.
5. The applicant should provide testimony regarding conformance with COAH requirements.
6. The following submission items should be addressed:
  - a. The following items have been provided
    - Tax payment certification.
    - Zoning Map extract showing classification of tract to be reviewed.



- Bulk Zoning requirements in tabular form showing required and proposed.
  - Soil Erosion and Sediment Control plan.
- b. Testimony at the hearing
- Tree protection plan.
  - Existing resources and site analysis plan.
  - Affordable Housing Plan if new units or jobs are created in accordance with the Mount Laurel Doctrine.
  - Community Facilities Report including fiscal impact.
  - Boundary limits, nature and extent of wooded areas, trees 6-inch dbh or greater within clearing limits, and other significant natural features.
  - Locations, dimensions, and plant materials proposed or existing, of buffer areas.
  - Location and details of proposed fencing and signage.
- c. Condition of approval
- Copy of the deed showing ownership of the site.
  - Location and list of restrictions and limitations associated with existing easements and restrictive covenants.
  - Signature blocks for Traffic Engineer, Environmental Engineer, and Municipal Clerk.
  - Block and Lot numbers as determined by tax assessor.
  - Parcel and roadway legal descriptions.

## V. SUMMARY OF VARIANCES AND WAIVERS

<b>Variances:</b>	Section 203-68.H(9) -	Tree setbacks and root barrier
	Section 203-69.B(2)(c) -	Basin screening
	Section 203-69.D(2)(b)[1] -	Basin screening plant materials
<b>Waivers:</b>	Section 149-37.D(2) -	Poles for freestanding fixtures
	Section 149-37.E -	Lighting intervals
	Submission Items	

## 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 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 Environmental Protection.
4. Any others as may be necessary.

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January 12, 2022

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.

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

Sincerely yours,

**REMINGTON & VERNICK ENGINEERS, INC.**



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

AGJ/MD/jlm

cc: Summit Ventures, LLC (via email)  
Paul A. Witthohn, P.E., (via email)  
Robert S. Baranowski, Jr., Esq. (via email)  
Michael Aimino, Esq., Board Solicitor (via e-mail)  
Paul Brier, P.E., Board Engineer (via e-mail)  
Tax Assessor (via e-mail)  
Gloucester County Planning Board (via e-mail only)



**FEDERICI & AKIN, P.A.**  
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**Bret T. Yates**  
 Associate  
**Jonathan A. Bryson, P.E., C.M.E.**  
 Associate

December 17, 2021  
 File# 21314

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

Attention: Shannon Kilpatrick, Secretary

**Re: The Four Seasons at Weatherby – Phase 3, Sections 3, 4 & 5**  
**Application No. JLUB-2021-022**  
**Final Major Subdivision Application**  
**Block 2, Lot 8**  
**Engineer Review No. 1**

Dear Chairman Maugeri & Members of the Board;

We received the following items for review as part of the application for Final Major Subdivision Approval to permit construction of a total of 154 age-restricted single-family detached homes and related roadway, utility, stormwater management and site improvements.

Joint Land Use Board Application	11/11/2021
Submission Checklist	11/12/2021
Checklist Waiver Requests	November 2021
Major Subdivision Plan drawings prepared by Consulting Engineer Services	
Sheets 1 through 44 of 44	11/10/2021
Plan of Survey & Topography by CES	Rev. 10/6/2021
Plan of Lots – Section 3, Sheets 1 & 2 of 2 by CES	11/11/2021
Plan of Lots – Section 4 by CES	11/11/2021
Plan of Lots – Section 5 by CES	11/11/2021
Surrounding Site Features Plan by CES	11/10/2021
Stormwater Management Report by CES	Nov. 2021



## Property Location:

The subject property is part of Phase 3 of the Four Seasons at Weatherby project which is located south of Center Square Road (CR 620) and west of Auburn Road (CR 551). Section 3 is situated to the east of existing Section 1 and extends to Auburn Road. Sections 4 and 5 complete the development of Phase 3 to Auburn Road. Section 3 will be developed along the extension of Eisenhower Drive from Section 1 and includes proposed Reagan Boulevard – the main entrance road for Phase 3. Section 4 will continue the development along Taft Drive from Section 1 to proposed Hoover Drive that starts at Eisenhower Drive and extends east to Section 5. And Section 5 will continue Hoover Drive toward Auburn Road where it will join with Eisenhower Drive at Reagan Blvd. The property consists of 71.385 acres of vacant land covered with agriculture fields and several wooded areas. It is situated in the RMD and PUD Zones.

The applicant is requesting final approval of: Section 3 which will include 68 single-family age-restricted homes, 3 open space lots, and the 3 stormwater management basins for these three sections; of Section 4 which will consist of 48 homes and 3 open space lots; and of Section 5 which will consist of the remaining 38 homes and of 3 open space lots. The houses will be serviced by water and sanitary sewer systems. The extensions of Eisenhower Drive and Taft Drive, and the new roads – Hoover Drive, Bush Court and Nixon Court will each have a 50' R.O.W. and a 28' wide cartway. Reagan Blvd. will have a 70' R.O.W. with divided ingress and egress drives of 20-foot width. Each road will have curb and sidewalk on both sides. The curbing will be of granite block construction. Street trees will be installed on both sides past the sidewalk and R.O.W. line in a 10-foot wide tree easement. The roads will be owned and maintained by the homeowners association, as will the basins and open space.

## Technical Review

1. Access. The primary access to Sections 3, 4 and 5 will be through Reagan Boulevard from Auburn Road. Additional access will be available from Amesbury Boulevard and Center Square Road.
2. Bulk Requirements. A listing of bulk requirements and values for the lots is shown on Sheet 1. No bulk variances are required. Four variances are requested related to basin buffers and screening and to street trees.
3. Circulation. The Road Hierarchy Chart on Sheet 5 – the Overall Plan – shows the R.S.I.S. criteria for the new roads. The cartway is 28 feet wide, providing for 2 travel lanes and a 7-foot wide parking lane on one side of the street. The typical road cross-section shows two 14-foot wide travel lanes. No bike lanes are proposed. The applicant should provide testimony regarding the expected number of vehicles per unit and if parking will be only off-street or restricted to one side. A Circulation Plan detail should be added to Sheets 6 and 7 to show the path of a large truck (including a moving van and the fire department's largest truck) turning around in the 40' radius cul-de-sacs in Sections 4 and 5.



4. Curbs. The vertical and mountable curbing will be granite blocks set in concrete footings. The respective details are included in the plan set.
5. Environmental. The applicant should provide testimony if all of the necessary wetlands and flood hazard area permits for this project have been issued and are current. Copies of any permits that have not already been submitted to the Board should be submitted prior to final approval.
6. Fencing. Fencing is not proposed around the stormwater management basins. A waiver was granted with the preliminary approval for this project.
7. Fire Protection. Fire hydrants are shown throughout the subdivision, on Sheets 14-16. The respective reflective pavement markers are shown on Sheets 5-7. The County Fire Marshal should review the plans regarding fire hydrant spacing and placement.
8. Grading & Drainage. The proposed grading design and drainage facilities shown on Sheets 10-13 are generally acceptable. I recommend that arrows and the slope value be added to the side slopes and access drive for each basin, the steep slopes between houses, on steep slopes at the cut/fill areas, along the perimeters of the developed area, and on any large swales.
9. Lighting. The proposed street lighting layout is shown on Sheets 22-24; the details of the pole, light head and isolux curves are shown on Sheet 26. The lights are indicated as Traditionaire light heads on 14-foot high poles. The fixtures consist of 100-watt and 150-watt HPS lamps. The isolux curves for 0.25, 0.50 and 1.0 foot-candles with a Type III distribution are shown for both wattages. The 100W lights will be located along the internal streets and cul-de-sacs, and at the intersections. The 150W lights will be located along the entrance road (Reagan Blvd.) at 3 per side to fully illuminate the ingress and egress lanes and median islands. The light pole foundation design should be submitted for review.
10. Parking. A table of parking requirements is shown on Sheet 1 that indicates the number required per dwelling unit in accordance with R.S.I.S. standards and also indicates the number provided for each house with a 2-car garage and connected 20-foot wide driveway. 385 spaces are required and 535 are provided.
11. Paving. The proposed pavement section for the roads, as indicated on Sheet 4, consists of 2" thick HMA surface course, 5" HMA base course, and 6" DGA subbase on a compacted subgrade. The limits of the proposed paving or where it connects to existing paving on Eisenhower and Taft Drives is indicated by sawcut labels on Sheet 5.
12. Sidewalks and Ramps: The sidewalks are 4' wide and 4" thick NJDOT Class 'B' concrete, 6" thick at the driveways. Handicap ramps are shown at 2 legs of each of the "T" intersections and at the end of Reagan Blvd. at Auburn Road. Six-foot wide crosswalk striping is shown at all crossings. Details are shown on Sheet 33.



13. Sight Triangles: Sight triangles are shown on the plans at each of the "T" intersections on the stop-controlled leg. The engineer should verify that easements are not required as the sight lines do not cross the R.O.W. lines. Because the street trees are behind the sidewalk there are no proposed trees within the sight triangles.
14. Signs: A proposed Stop sign and Stop bar are shown at the end of each road at the "T" intersections. Pedestrian Crossing signs are shown ahead of the "mid-block" crosswalks on the through streets. A street sign is located at one corner of each intersection. "No Outlet" signs are shown at the beginning of Bush Court and Nixon Court. Speed Limit signs for 25 M.P.H. are shown at the start of Eisenhower Drive and Taft Drive at both Reagan Blvd. and at the connection to Section 1. The engineer should verify the 15 M.P.H. labels for the signs at Station 25+80 on Eisenhower Drive and Station 5+80 on Hoover Drive. I recommend that a "Do Not Enter" sign be placed on the back side of the two Stop signs on Reagan Blvd. for the one-way drives.
15. Stormwater Management. The submitted Stormwater Management Report states that the three sections of this application for final approval were included in the report submitted and approved with the Preliminary Subdivision approval, including the design of Basins A1, A2 and B, and therefore this project complies with the SWM regulations at N.J.A.C 7:8 in effect prior to the March 2020 revisions. The report indicates that the SWM design adequately addresses the standards for peak flow attenuation, volume reduction, groundwater recharge, and water quality storm infiltration. The overall design also complies with the off-site stability requirements of the Gloucester County Soil Conservation District. All runoff collected in the storm sewer system will be discharged to one of the basins. No revisions to the physical parameters of these basins were required as a result of the final design of these sections. However, some of the runoff rates and volumes to the basins and the routing results of the basin changed from the original design of the basins. All changes are minimal and do not adversely affect the basins as designed or the discharge points. A Basin Maintenance Manual should be submitted for review. In addition, an easement will be required over open space Lot 45, where all 3 basins are located, to allow Township officials to enter the property to conduct inspections of the facilities and to perform any required maintenance or repairs not addressed by the HOA.
16. Street Trees. The proposed street trees and landscape buffers are shown on Sheets 22 thru 25, along with the location and isolux curves of the proposed street lights. A few trees are close to light poles. The engineer should verify that those trees at full-growth will not conflict with the light poles.
17. Traffic. The applicant is requesting a waiver from submitting a traffic study because a Traffic Impact Report for the Four Seasons project was previously submitted and approved as part of the Preliminary Subdivision application. The applicant should provide testimony about any increase or reduction in the number of units for the final approval of these three sections and any resulting change in traffic impact from the development.



## 18. Utilities.

- A. Water: The Utility Plans, Sheets 14-17, show a proposed 12" CLDIP water main along Eisenhower Drive connecting to the existing 12" main at the end of the road in Section 1 and extending to Reagan Blvd. where the proposed 12" main will connect to the existing 12" main in Auburn Road – completing a looped system for Phase 3 of the Four Seasons project. A proposed 8" water main in Taft Drive will extend from the connection to the existing main in Section 1 and continue to Hoover Drive. An 8" water main is proposed for Hoover Drive from the intersection at Eisenhower Drive to Reagan Blvd. where it connects to the 12" main. Bush Court and Nixon Court will each have an 8" water main extended from Hoover Drive, terminating with a fire hydrant. The applicant should verify if the proposed water mains will be in a utility easement to Aqua NJ encompassing the right-of-way width of the roadways.
- B. Sanitary Sewer: The Utility Plans show a proposed 15" PVC sanitary sewer pipe in Eisenhower Drive connecting to an existing manhole installed with Section 1. The new 15" sewer piping extends along the road to a proposed manhole at the intersection with Reagan Blvd. A 6" force main extends from this manhole to Auburn Road for connection to an existing force main. An 8" sewer line continues from the manhole, along Hoover Drive to the intersection with Bush Court and to the end of the cul-de-sac. On Taft Drive an 8" PVC sewer pipe will extend from an existing manhole installed in Section 1 and continue to Hoover Drive. In Hoover Drive the 8" sewer pipe extends past Nixon Court and ends 60 feet before Bush Court. An 8" stubs extends to the end of Nixon Court. The applicant should provide testimony that all downstream facilities have capacity for the additional flow from the proposed units. A note should be added to the plans denoting who is responsible for the operation and maintenance of the sanitary sewer.

## 19. General Comments:

- A. Sheet 1 – Fix the address for Aqua. Verify the basin labels in the list of variances. Fix the date of the Property Owners List.
- B. Sheet 4 – Show the FWW boundary lines. Add "Reagan Boulevard" to the respective road cross-section. Shift the Basin A1 label.
- C. Sheets 5-7 – Label the proposed sidewalk in various locations.
- D. Sheets 5-7 – Add a 12' wide depressed curb, driveway apron and a short stub driveway (4 feet long) at various locations to allow easy and designated access to the open space lots for lawn care, and to the retaining walls and storm sewer facilities for inspection and maintenance. I recommend the following locations: (trees may have to be shifted)
- 1) Hoover Drive at Station 0+70 LT on Lot 55.
  - 2) Hoover Drive at Station 1+65 RT on Lot 52 (possibly).
  - 3) Hoover Drive at Station 3+80 RT on Lot 129.



- 4) Hoover Drive at Station 5+90 LT on Lot 56.
  - 5) Hoover Drive at Station 8+90 LT on Lot 57.
  - 6) Hoover Drive at Station 12+25 LT on Lot 59.
  - 7) Reagan Blvd. at Station 0+90 RT on Lot 45.
  - 8) Reagan Blvd. at Station 1+15 LT on Lot 130.
- E. Sheet 6 – Move/remove the area text on the open space lot at the southwest corner of Taft and Hoover Drives.
- F. Sheet 7 – Change Open Space Lot '58' to '59'.
- G. Sheets 10-13 –The slopes on the basin berms/sides, the access drives and the steep slopes in the open space lots should be labeled with an arrow and the H:V value.
- H. Sheet 10 – Add the high-point and low-point double arrows. Fix the contour line labels between the houses on Block 2.34 Lots 26 - 30.
- I. Sheet 11 – Add the high-point and low-point double arrows. Fix the label of the Double B inlet in the Nixon Court cul-de-sac.
- J. Sheet 12 – Add the high-point and low-point double arrows. Add the 'WO' label to the houses on Block 2.41 Lots 25 – 27, 32 – 36 and Block 2.42 Lots 37 – 41 as needed.
- K. Sheets 14-16 – Add a note stating that the proposed water main and sanitary sewer pipes shall have a minimum clearance of 3 feet to the proposed curb.
- L. Sheet 14 – Revise the label for the 8" water main tie-in at the existing blowoff on Taft Drive. Fix the invert label for the new 15" pipe connecting to the existing manhole at Station 8+31 in Eisenhower Drive.
- M. Sheet 16 – Adjust/move the 'Section 5' shaded text so the storm sewer labels are clear.
- N. Sheets 18-20 – Add the high-point and low-point double arrows.
- O. Sheet 18 – The drainage divide lines between Areas B24 & B26 and between Areas B25 & B27 should be at the high point ridge line at Station 11+11 on Eisenhower Drive. The area, runoff coefficients and TCs should be revised accordingly and new peak runoff values calculated. The SWM Report should be revised as required.
- P. Sheet 28 – Fix the label of the Double B inlet in the Nixon Court cul-de-sac.
- Q. Sheet 33 – Add the detail for a "Do Not Enter" sign.
- R. Sheet 36 – At the Infiltration Basin Detail remove the proposed basin fencing. Fix the width of Basin B emergency spillway.





20. An engineer's estimate of the site improvements should be submitted to the Board and the Township Engineer for review and determination of the performance bond and inspection escrow amounts once all plan revisions have been approved.
21. Outside agency approvals should be submitted from the following prior to final approval and signing of the plans by Township and Board officials:
  - A. Gloucester County Planning Board
  - B. Gloucester County Soil Conservation District
  - C. Gloucester County Fire Marshal
  - D. NJDEP Land Use Regulation for any new permits or updates.
  - E. Approval or agreement from Aqua NJ regarding the extension of water and sewer for these Sections and the ownership, operation and maintenance of the facilities.

### Recommendations

The comments and recommendations above are presented for the Board's review and consideration and for response from the applicant as warranted. Revised plans should be submitted for further review with a response letter prior to final approval and signing of the plans.

If you should have any questions please do not hesitate to contact me.

Very truly yours,

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

cc:

Brian Lozuke, Esq., Board Attorney  
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Ken Schatz, Summit Ventures, Applicant  
Robert Baranowski, Esq., Applicant's Attorney  
Paul Witthohn, P.E., Applicant's Engineer