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August 20, 2019

VIA EMAIL & U.S. MAIL

Marianne Borthwick, Secretary
Manchester Township Planning Board
1 Colonial Drive
Manchester, NJ 08759

Re: Application No.: 10-00231
Applicant: Manchester (Route 37) DG, LLC
Block 41.01, Lot 1
Manchester Township, Ocean County, New Jersey
MC Project No. MCP-036

Dear Ms. Borthwick:

We have received a copy of the above-referenced application for preliminary and final site plan approval. The subject of the application is the construction of a Dollar General retail store and associated infrastructure improvements. The 0.87-acre site is located at the intersection of Route 37 and Colt Place, and is within the Highway Development (HD-3) Zone.

We received the following on July 1, 2019:

1. Preliminary and Final Major Site Plans, consisting of 21 sheets prepared by Stonefield Engineering and Design, dated June 20, 2019;
2. ALTA/NSPS Survey, prepared by Valley Land Services, dated November 28, 2018 and last revised April 4, 2019;
3. Environmental Impact Statement, prepared by Stonefield Engineering and Design and dated June 20, 2019;
4. Stormwater Management Report, prepared by Stonefield Engineering and Design and dated June 18, 2019;
5. Geotechnical Engineering Services Report, prepared by Professional Services Industries and dated December 12, 2018;
6. Traffic Impact Study, prepared by Stonefield Engineering and Design and dated June 20, 2019;





7. Architectural Plans and Elevations (reduced), consisting of 2 sheets, prepared by Larson Design Group and dated April 15, 2019;
8. NJDEP Freshwater Wetlands Letter of Interpretation/Line Verification, dated March 21, 2019;
9. Statement of Operations and Justification for Design Waiver/Exception Relief, prepared by Prime Law and dated June 24, 2019;
10. Copy of Site Plan application to the Ocean County Planning Board dated June 19, 2019;
11. Correspondence dated June 25, 2019 to the Township Tax Collector requesting proof of payment of property taxes;
12. Certified list of property owners within 200 feet dated May 3, 2019;
13. "200 Foot Site Radius Map", prepared by Stonefield Engineering and dated June 20, 2019;
14. List of Regulatory Approvals Memorandum dated June 21, 2019;
15. Copies of checks for application fees (\$1,250.00) and escrow fees (\$10,437.50);
16. Standard Planning Board application, including a submission checklist.

The application was deemed complete as of July 19, 2019 and is tentatively scheduled for the Board's September 3, 2019 meeting.

As the Board may recall, the Applicant appeared at the May 6, 2019 meeting for an informal presentation of the proposed development and has incorporated the comments and feedback they received that evening into the submitted plans.

We've reviewed the submittals and offer the following comments for the Board's consideration:

1. Planning and Zoning

- 1.1. The subject of the application is the construction of a Dollar General retail store and associated site improvements on a vacant and wooded 0.87-acre lot. The property is located on the northwest corner at the intersection of Route 37 and Colt Place and is within the Highway Development (HD-3) Zone, wherein the proposed use is permitted.



The site is bounded to the south by Route 37, the north and west by vacant wooded property and single-family residential lots (fronting Hillside Drive), and to the east (across Colt Place) by commercial development (strip mall).

- 1.2. Pursuant to Section 245, Attachment 6, the proposed use is permitted in the Zone. The Applicant should provide testimony regarding number of employees, hours of operation, type/frequency of deliveries, etc.
- 1.3. The Applicant is requesting several bulk variances from Section 245, Attachment 6, as follows:

Criteria	Required	Proposed
Minimum Lot Area	3.0 acres	0.87 acres *
Minimum Lot Frontage	300 ft.	200 ft. *
Minimum Lot Width	300 ft.	184.6 ft. *
Minimum Improvable Lot Area	40,000 sq. ft.	22,615 sq. ft. *
Minimum Front Yard Setback	100 ft.	8.2 ft. (Colt Pl.) 30.0 ft. (Rte. 37)
Maximum Site Improvement Ratio	0.18	0.20
Maximum Building Coverage	65%	68.9%
Minimum Floor Area	15,000 sq. ft.	7,500 sq. ft.

* Denotes Existing Condition

- 1.4. In addition to the bulk variances noted above, the Applicant is also requesting the following relief from Section 245-27 regarding signage:
 - 1.4.1. Section 245-27C(2)(a) permits a maximum wall sign area of 60 square feet, whereas the Applicant is proposing 149.6 square feet.
 - 1.4.2. Section 245-27E(5) requires a ground sign setback of half the principal building setback, or 50 feet; the Applicant is proposing a sign setback of 3 feet from the Route 37 right-of-way.
 - 1.4.3. Section 245-27E(15)(b) permits a maximum of one wall sign per site/business establishment; the Applicant is proposing 2 wall signs.
- 1.5. Section 245-29B(1) requires a minimum 50-foot buffer area be established where the property line in the HD Zone abuts a residential zone, as is the case with the site's northerly property line. Section 245-29B(2) defines specific requirements for said buffer. The Applicant is proposing a landscaped buffer of approximately 4 feet. It is noted the adjacent residentially-zoned property is currently wooded and vacant.



- 1.6. The Applicant is also requesting relief from the parking area setback requirements of Section 245-28, as follows:
 - 1.6.1. Section 245-28D(2) requires parking facilities to be located a minimum of 20 feet from any street right-of-way line. The Applicant is proposing the parking lot to be within 13 feet of the Route 37 right-of-way.
 - 1.6.2. Section 145-28D(2) also requires parking facilities to be no closer to a side lot line than $\frac{1}{4}$ of the side yard setback for required principal structures, or 12.5 feet in this case. The Applicant is proposing 4.2 feet.
 - 1.6.3. Section 245-28D(2) further requires parking facilities to be no closer to a rear lot line than $\frac{1}{2}$ of the rear yard setback required for principal structures, or 25 feet in this case. The Applicant is proposing 22.8 feet.
- 1.7. The Applicant is also requesting additional relief from the parking space requirements listed in Section 245-28. This will be addressed later in this report.
- 1.8. The Applicant should provide testimony supporting the requested relief.

2. Grading and Drainage

- 2.1. The Applicant is proposing to manage stormwater generated by the development using a system of inlets and piping conveying runoff to a pair of subsurface infiltration systems and a bioretention basin. The Applicant should present a brief overview of how the system is designed to function.
- 2.2. We have reviewed the submitted Stormwater Report and associated plans, and have the following comments:
 - 2.2.1. Although the proposed area of disturbance is less than one acre, the increase in new impervious coverage is more than one-quarter acre (0.25 ac), and the project is required to comply with N.J.A.C. 7:8 requirements for a major development.
 - 2.2.2. Given the proposing increase of more than 0.25 acres of impervious surface, the Applicant must provide 80% Total Suspended Solids (TSS) removal in accordance with the NJDEP's Best Management Practices (BMP).
 - 2.2.3. The Applicant is proposing a bioretention basin with an 18" thick soil planting bed. The Applicant states on page 7 of the Stormwater Management report that it achieves a 90% TSS removal rate using the bioretention basin, however, this can only be achieved by providing a minimum depth soil bed



of 24 inches, and proper vegetation. The Applicant should therefore provide a minimum soil bed of 24 inches and proper vegetation or take credit for a TSS removal rate of 80% with the proposed 18" bed.

- 2.2.4. BMP's should also be arranged from upstream to downstream in ascending order. Downstream BMP's should have a progressively higher TSS removal rate.
- 2.2.5. Documentation from NJDEP certifying the TSS removal rates for proposed Contech system should be provided.
- 2.2.6. Groundwater recharge requirements should be in accordance with N.J.A.C. 7:8-5.4(a)2, where stormwater management measures maintain 100% of the average annual pre-construction groundwater recharge volume for the site or that any increase of stormwater runoff volume from pre-construction to post-construction for the 2-year storm be infiltrated. An Annual Groundwater Recharge Analysis Spreadsheet has been provided which demonstrates the project is providing 100% of the average annual pre-construction recharge for the site by installing a subsurface infiltration basin to provide infiltration measures for the roof and site runoff. The groundwater recharge requirements are being met.
- 2.2.7. In accordance with N.J.A.C. 7:8-5.6, stormwater management measures should reduce the peak runoff rates as compared to the pre-construction condition for stormwater leaving the site for the two, ten and one-hundred-year storm events by 50, 75, and 80 percent respectively. The peak runoff rate reductions are being met.
- 2.2.8. The detail for the basin fencing on Sheet C-15 should be revised to include fence height.
- 2.2.9. An operations and maintenance plan for the stormwater management facilities should be provided. It shall include information regarding maintenance of the proposed underground detention basins, bioretention basin and associated structures and conveyance system. Specific maintenance tasks, schedules, cost estimates and persons in responsible charge (name, address and telephone number) for the preventative and corrective maintenance should be addressed. The stormwater measures maintenance plan shall be incorporated into a separate report form and attached in deed notice or another instrument to ensure its perpetuity.
- 2.2.10. Section 4.3 on page 5 of the Stormwater Management Report states that based on testing results, the design infiltration rates of 1.75 inches per hour



and 1.82 inches per hour were utilized for the underground infiltration systems. Clarification is required, as the JZN letter report dated May 1, 2019 does not directly specify what infiltration rates to utilize. The report lists several permeability rates for each profile pit on page 5. Please clarify how the infiltration rates were derived. A factor of safety of two should be applied to the tested permeability rate to determine the design permeability rate.

- 2.2.11. A minimum of two (2) soil borings should be taken within the infiltration area of any proposed infiltration BMP. At least one additional soil boring for each of the infiltration basins should be provided.
- 2.2.12. A maintenance access path should be provided for the bioretention basin.
- 2.2.13. The Applicant is proposing to tie into the existing Township stormwater conveyance system on First Street at Colt Place via a 15" RCP and doghouse manhole. The Applicant will be required to confirm adequate capacity on the system.

3. Access, Circulation and Parking

- 3.1. Access to the site is provided via a right-in/right out driveway (with a mountable curb island) on Route 37, and a full access driveway on Colt Place. Two-way traffic flow is provided throughout the access aisles and parking area.
- 3.2. Section 245-28B requires 1 parking space be provided for each 200 square feet of floor area for retail stores, or a total of 38 spaces for the 7,500 square foot store proposed. The Applicant is proposing 30 spaces and is requesting the associated relief. Justification for the requested relief should be provided.
- 3.3. Section 245-28F(1) requires 3 ADA parking spaces for parking lots with 26 to 50 total spaces. As noted above, the Applicant is proposing 30 total spaces and is proposing to designate 3 as ADA-accessible, one of which will be van-accessible.
- 3.4. We have reviewed the Traffic Impact Study provided by the Applicant, and offer the following comments:
 - 3.4.1. The Study was conducted in accordance with general engineering principles. The results of the traffic impact study show the site-generated traffic will not have an impact on the adjacent intersections and the site driveways will operate at acceptable levels of service with minimum queuing. We take no exception to the findings and conclusions of the traffic impact study.



3.4.2. A Major Access Permit from NJDOT will be required. The Applicant should provide testimony on any feedback received from NJDOT.

3.5. The plans show a “concrete pad loading area” within the access drive from Colt Place. According to the operations statement provided with the application, deliveries will only be made while the store is open. The Applicant should indicate what steps will be taken to ensure customer access is not impacted during the delivery process.

3.6. “No Parking – Fire Lane” markings should be added to the plans. We defer to the Township Fire Marshal and Office of Emergency Management for additional review and comment.

4. Lighting and Landscaping

4.1. The Applicant is proposing to illuminate the site using a combination of pole-mounted and wall-mounted LED light fixtures. The wall-mounted units face downward. Based on the photometrics provided, the lighting scheme meets the intent of Section 245-28D(6). The Applicant should confirm house-side shields are provided to eliminate off-site spillage. Hours of operations for the lighting should be provided.

4.2. Pursuant to Section 245-82F(1), landscape plans must be prepared by a licensed Landscape Architect. Proposed landscaping improvements should be arranged in accordance with the Township’s Shade Tree Ordinance. This should be addressed.

5. Utilities

5.1. The proposed development will be served by Township water and sewer. We defer to the Township Department of Utilities for further review and comment.

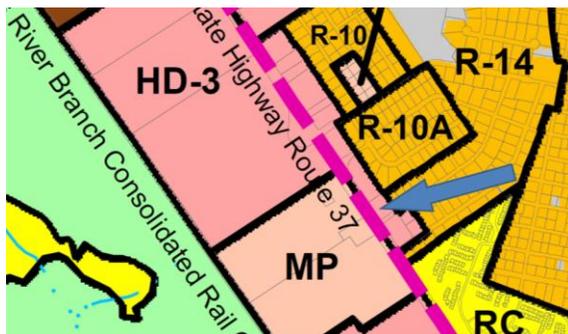
6. Miscellaneous

6.1. The Applicant should present preliminary architectural plans and elevations for the Board’s consideration.

6.2. We have reviewed the Environmental Impact Report and find it to be acceptable. By copy of this letter, we defer to the Township Environmental Commission for additional review and comment.

6.3. We defer to the Township’s Office of Emergency Management for additional review and comment.

- 6.4. The Applicant will be required to submit any applicable COAH fees.
- 6.5. The requirement for a developer's agreement in accordance with Section 245-89F should be discussed. Applicable performance bonds and associated escrow fees will be required.
- 6.6. Proof of the following approvals must be submitted:
 - 6.6.1. Ocean County Planning Board;
 - 6.6.2. Ocean County Soil Conservation District;
 - 6.6.3. Manchester Department of Utilities;
 - 6.6.4. NJDOT Major Access Permit;
 - 6.6.5. NJDEP/CAFRA, as applicable.





Marianne Borthwick, Board Secretary

MC Project No. MCP036

August 20, 2019

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Should you have any questions or require additional information, please feel free to contact me directly.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in blue ink, appearing to read 'Robert A. Mullin', is written over the typed name.

Robert A. Mullin, P.E., P.P., C.M.E., C.P.W.M.
Planning Board Engineer

RAM/nb

cc: Gregory Hock, Esq, Planning Board Attorney *(via email)*
Lauren Frazee, Manchester Twp. Environmental Commission *(via email at lfrazee@manchestertwp.com)*
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