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August 22, 2019

VIA EMAIL & U.S. MAIL

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

Re: Application No.: 10-00232
Applicant: DT Retail Properties, LLC
Block 86, Lot 2.04
Manchester Township, Ocean County, New Jersey
MC Project No. MCP-049

Dear Ms. Borthwick:

We have received a copy of the above-referenced application for preliminary and final subdivision and site plan approval. The subject of the application is the subdivision of an existing 7.85-acre tract and the construction of a Dollar Tree retail store and associated infrastructure improvements. The site is located at 84 Lacey Road, approximately 1,000 feet east of Station Road, and is within the Business (B-1) Zone.

We received the following on July 1, 2019:

1. Preliminary and Final Major Site Plans, consisting of 2 sheets prepared by FWH Associates, P.A. and dated May 14, 2019;
2. Boundary and Topographic Survey, prepared by FWH Associates, P.A., dated December 6, 2018 and last revised January 22, 2019;
3. Final Plat – Major Subdivision, prepared by FWH Associates, P.A. and dated May 21, 2019;
4. Architectural Plans and Elevations, consisting of 2 sheets prepared by Clark, Geer, Latham and Associates (undated);
5. Color Rendering prepared by RRMM Architects (undated);
6. Environmental Impact Statement, prepared by Trident Environmental and dated June 21, 2019;





7. Stormwater Management Report, prepared by FWH Associates, P.A. and dated May 7, 2019;
8. Stormwater Management Maintenance and Operations Manual, prepared by FWH Associates, P.A. and dated May 9, 2019;
9. Traffic Impact Study, prepared by Stonefield Engineering and Design and dated May 21, 2019;
10. Proof of payment of property taxes;
11. List of Regulatory Approvals and Witness List;
12. Utility “will-serve” correspondence from JCP&L, Verizon, New Jersey Natural Gas and the Manchester Department of Utilities;
13. Copies of checks for application fees (\$1,385,00) and escrow fees (\$3,450.00).
14. Standard Planning Board application, including a submission checklist.

The application had been previously deemed incomplete as of July 29, 2019 pending submittal of additional required escrow fees. Said fees were submitted on August 1, 2019 and the application can therefore be scheduled for a public hearing.

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 subdivision of an existing 7.85-acre tract and the construction of a 9,973-square foot Dollar Tree retail store and associated infrastructure improvements. The building is proposed to be constructed on a 1.349-acre portion (proposed Lot 2.05) of the subdivided parcel. The Applicant is also proposing a 1.02-acre drainage easement to Lot 2.05 from the remaining portion of Lot 2.04.

The site is located at 84 Lacey Road (County Route 530), approximately 1,000 feet east of Station Road, and is within the Business (B-1) Zone wherein the proposed use is permitted.

The site is bounded to the north by Lacey Road/Route 530, to the east by the Whiting Volunteer First Aid Squad, to the south by power company right-of-way and a Township water tank/pump station, and to the west by an existing Rite-Aid store.



- 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 operations, type/frequency of deliveries, etc.
- 1.3. The proposed development complies with the applicable B-1 bulk requirements of Section 245, Attachment 6.
- 1.4. Additional information is required to review and confirm compliance with the signage requirements delineated in Section 245-27, including details of the proposed pylon sign (height, setback, etc.), details for wall signage, etc.
- 1.5. Section 145-28D(2) requires parking facilities to be no closer to a side lot line that $\frac{1}{4}$ of the side yard setback for required principal structures, or 12.5 feet in this case. The Applicant is proposing 10.8 feet from the easterly property line and approximately 7 feet (not dimensioned) from the westerly property line.

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 an above-ground infiltration basin located within a drainage easement on adjacent Lot 2.06. 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. The proposed area of disturbance is greater than one acre and the increase in new impervious coverage is more than one-quarter acre. The project is therefore 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. Erosion control measures, such as a permanent turf reinforcement matting along the downward slope of the emergency spillway, should be provided. We defer to the Ocean County Soil Conservation District for further review and comment.



- 2.2.4. A detail of the roof recharge system should be added to the plans. The 36” HDPE pipe should include a minimum of 6” clean stone on all sides and be wrapped with filter fabric. Roof drain pipe calculations should be provided.
 - 2.2.5. The basin cross-section detail should include the depth for each of the water quality, 2-year, 10-year and 100-year storms, along with bottom and top of basin elevations.
 - 2.2.6. We recommend the basin have filter fabric on the sides and the detail be revised accordingly.
 - 2.2.7. To ensure downstream safety and channel stability, infiltration should not be considered when complying with the stormwater quantity requirements (i.e., control of the 2, 10, and 100-year storms). The routings should be revised to remove the infiltration.
 - 2.2.8. In addition to the hydrograph summaries, hydrographs for the pre- and post-development for the 2, 10 and 100-year storm events should be added.
 - 2.2.9. The Annual Groundwater Recharge Analysis Spreadsheet to demonstrate compliance with the recharge requirements of the Stormwater Management Rules should be submitted.
 - 2.2.10. The time of concentration flow paths should be indicated on the existing and proposed drainage area maps.
 - 2.2.11. A 4’ high chain link fence is proposed around the infiltration/detention basin. A non-climbable mesh should be installed with the fence. Applicable details should be added to the plans.
- 2.3. As noted, the proposed stormwater basin is within an easement located on adjacent Lot 2.06. The basin appears oversized based on the requirements of the proposed development. This should be addressed.

3. Access, Circulation and Parking

- 3.1. Primary access to the site is provided via a full-movement driveway onto Route 530. Two-way cross access is also proposed with the adjacent Rite Aid parking lot. Given the Route 530 location of the site, Ocean County retains jurisdiction over the ingress and egress requirements. We recommend the Applicant discuss the potential for a dedicated left-turn lane into the site with County officials. We defer to the County for additional review and comment.



- 3.2. Two-way traffic flow is provided throughout the access aisles and parking area. The drive aisles are proposed to be 33 feet and 36 feet, whereas a minimum of 24 feet is required. Based on review of the site circulation plan, the additional width is provided to accommodate tractor trailer (WB-67) delivery trucks.
- 3.3. Section 245-28B requires 1 parking space be provided for each 200 square feet of floor area for retail stores, or a total of 50 spaces for the 9,973 square foot store proposed. The Applicant is proposing 50 spaces.
- 3.4. Section 245-28F(1) requires 3 ADA spaces for lots with 26 to 50 total parking spaces. The plan shows only 2 ADA spaces and should be revised. It may be advisable to provide 4 ADA spaces, including a van-accessible space. This should be discussed.
- 3.5. We have reviewed the Traffic Impact Study provided by the Applicant. 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 a substantial impact on the adjacent roadway network.
- 3.6. The Applicant should present the Traffic Report, including discussion concerning the levels of service, site-generated volumes, etc.
- 3.7. “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.
- 3.8. Section 245-81N(3) requires vehicle impact protection where parking is proposed adjacent to building entryways and exits. The Applicant is proposing concrete wheel stops in all spaces adjacent to the building; however, these do not meet the requirements for “vehicle impact protection” as delineated in Section 245-81N(b).

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 operation for the lighting should be provided.
- 4.2. The lighting schedule on Sheet C-10 should be revised to reflect 3 “PM” fixtures.



- 4.3. Pursuant to Section 245-82F, landscaping improvements should be arranged in accordance with the Township's Shade Tree Ordinance. This should be addressed.

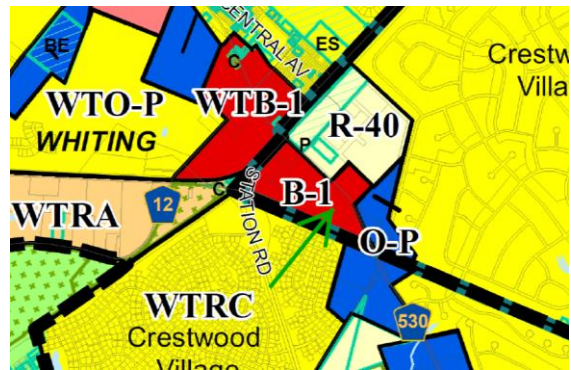
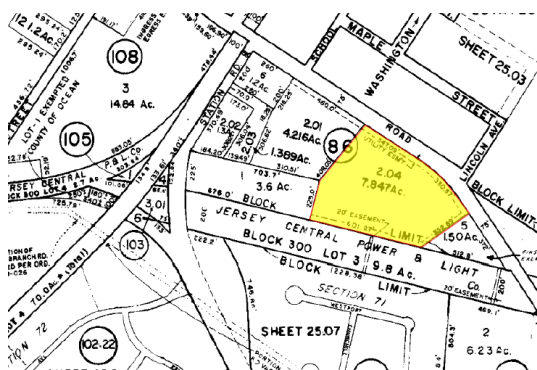
5. Utilities

- 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. We recommend the Board consider having the Applicant provide features such as faux windows on the west side of the building to break up the wall's appearance.
- 6.2. The following should be addressed:
 - 6.2.1. According to the architectural plans, a fence is proposed for the HVAC pad at the rear of the building. Applicable details should be provided.
 - 6.2.2. Details for the trash enclosure should be added to the plan. We recommend a textured block wall compatible with the building's finish.
 - 6.2.3. The plans include a detail for concrete vertical curb with a concrete gutter, however, it is unclear where this is proposed.
- 6.3. 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.
- 6.4. We defer to the Township's Office of Emergency Management for additional review and comment.
- 6.5. The signature block on Sheet 1 of the plans should be revised to include a line for the Planning Board Engineer.
- 6.6. The Applicant will be required to submit any applicable COAH fees.
- 6.7. 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.
- 6.8. Proof of the following approvals must be submitted:

- 6.8.1. Ocean County Planning Board;
- 6.8.2. Ocean County Soil Conservation District;
- 6.8.3. Manchester Department of Utilities;
- 6.8.4. NJDEP/CAFRA, as applicable.





Marianne Borthwick, Board Secretary
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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 Township Environmental Commission *(via email)*
Art Abline, Township Office of Emergency Management *(via email)*
DT Retail Properties, LLC
500 Volvo Parkway, Chesapeake, VA 23320
Chad Warnken, Esq. *(via email at cwarnken@archerlaw.com)*
Brian Murphy, P.E. *(via email at bmurphy@fwhassociates.com)*

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