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November 15, 2022

Howell Township Planning Board
4567 Route 9 North
PO Box 580
Howell, NJ 07731

**Re: AAVRHW Property, LLC (SP-1105)
Preliminary and Final Major Site Plan – Engineering Review #4
Block 41 Lot 17
Location: Victory Road
Zone: SED (Special Economic Development)
Our File: HHWP0041-10**

Dear Board Members:

Our office has received the following information in support of the above referenced application for Preliminary and Final Major Site Plan Approval:

- Preliminary and Final Major Site Plan (32 sheets) prepared by Bohler Engineering, LLC, dated February 28, 2022, last revised September 27, 2022;
- Truck Turning Exhibits (4 sheets) prepared by Bohler Engineering, LLC, dated June 15, 2022, last revised September 21, 2022;
- Architectural Overall Floor Plan and Elevations (2 sheets) prepared by Mitchell and Hugeback Architects, Inc., dated July 25, 2022, unrevised;
- Existing Drainage Area Map (1 sheet) prepared by Bohler Engineering, LLC, dated February 28, 2022, last revised September 22, 2022;
- Proposed 8.5' Wide Roadway Dedication (1 sheet) prepared by Control Point Associates, Inc., dated October 3, 2022, unrevised;
- Proposed Sight Triangle Easement 1 Across Lot 16.01 (1 sheet) prepared by Control Point Associates, Inc., dated October 3, 2022, unrevised;
- Proposed Sight Triangle Easement 2 Across Lot 12 (1 sheet) prepared by Control Point Associates, Inc., dated October 3, 2022, unrevised;
- Phase II Investigation prepared by Melick-Tully & Associates, dated March 21, 2022;
- Supplemental Stormwater Test Pits and Permeability Testing prepared by GZA GeoEnvironmental, Inc., dated July 29, 2022, unrevised;

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CONSULTING AND MUNICIPAL ENGINEERS

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- Soils and Foundation Investigation prepared by Melick-Tully & Associates, dated March 18, 2022, unrevised;
- Legal Description of Proposed 8.5' Wide Roadway Dedication prepared by Control Point Associates, Inc., dated October 3, 2022;
- Legal Description of Proposed Sight Triangle Easement 1 Across Lot 16.01 prepared by Control Point Associates, Inc., dated October 3, 2022;
- Legal Description of Proposed Sight Triangle Easement 2 Across Lot 12 prepared by Control Point Associates, Inc., dated October 3, 2022;
- Submission Letter prepared by Heilbrunn Pape, LLC, dated October 18, 2022;
- Response Letter prepared by Bohler Engineering, LLC, dated October 10, 2022.

In accordance with your authorization, we have reviewed this application for Preliminary and Final Major Site Plan and offer the following comments:

1. Project Description

The subject property is 19.91 acres in size and is located within the SED Zone District. The property has frontage along the south side of Victory Road, located between Maxim Southard Road and Lakewood Farmingdale Road. Currently, the property is undeveloped and wooded. The property contains several pockets of freshwater wetlands which have been verified by an LOI from the NJDEP. Public water and sanitary sewer are not currently available to the property.

The Applicant proposes to remove a large portion of the existing woods and construct a 203,802 sf warehouse/office building which will consist of 193,802 sf of warehouse space and two separate office spaces totaling 10,000 sf. The facility will provide 25 loading dock spaces, two drive in ramps, 68 trailer parking spaces as well as 73 passenger vehicle parking spaces, four (4) of which are proposed to be equipped for electric vehicle charging. Access to the site is provided via two (2) new full movement driveways along Victory Road. The easternmost driveway will primarily be accessed by trucks and the westernmost driveway provides access for passenger vehicles to the passenger vehicle parking lot. A 30-foot wide circulation aisle is also provided around the eastern, southern and western sides of the building. Other improvements include concrete sidewalks, curbing, ADA curb ramps, stormwater management, as well as new landscaping and lighting throughout. The Applicant has noted



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that a public water main will be extended from the Maxim Southard Road intersection with Victory Road to the subject property to provide water service. A private septic system is proposed to provide sanitary sewer service.

2. Zoning Compliance

The subject property is situated within an SED Zone District and the table below summarizes the bulk standards and zone requirements for the site following the proposed right-of-way dedication:

Description	Required	Proposed
Minimum Lot Area	120,000 s.f.	861,200 s.f.
Minimum Lot Frontage	200 feet	707.2 feet
Minimum Front Yard Setback	60 feet	60.0 feet
Minimum Side Yard Setback	Greater of 50 feet or building height (44.94 feet)	181.8 feet
Minimum Rear Yard Setback	50 feet	61.7 feet
Maximum Impervious Cover	70%	45.2%
Maximum Building Height	45 feet	44.94 feet
Location of Accessory Buildings	Side or rear yard only, setback 2x building height	N/A
Minimum Number of Parking Stalls	Warehouse: 1/5,000 s.f. (193,802 s.f.) = 38.8 spaces Office: 1/300 s.f. (10,000 s.f.) = 33.3 spaces Total = 73 spaces	73 spaces

(EC) – Existing Condition (V) – Variance



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The Applicant has not requested any variances with this application and none appear necessary.

The Applicant has not requested any design waivers with this application, however the following relief appears necessary:

- a. **Section 188-106A** – Driveways with widths exceeding 24 feet shall be approved by the Planning Board giving consideration to the width, curbing, traffic flow, radii of curves, and traffic lane divider. Whereas the two driveway widths are 30 feet.
 - b. **Section 188-195A** – All required replacement trees shall be planted on the site from which trees were removed if possible. A waiver from any portion or all of the required on-site replacement may be granted by the approving board and shall be based upon documented practical and physical difficulties and undue hardship related to conditions of the site from which trees are to be removed. The comments and recommendations of the Board Engineer in consultation with the Certified Tree Expert, Shade Tree Commission, and Environmental Commission shall be solicited in determining whether a requested waiver is required. Based upon our review, the Applicant does not comply with replacement requirements and should seek a waiver to make contribution to be deposited in the Township Tree Fund due to limited available planting area. The Applicant has indicated 12.9 acres of trees are to be cleared for the proposed improvements. 341 trees are proposed (not including street trees) which leaves a deficit of 1,164 trees, requiring \$349,200 to be contributed to the Township Tree Fund.
3. The Applicant should be prepared to discuss the following issues with the Board:
- a. Anticipated operations associated with the proposed use and overall site, including but not limited to: nature of proposed tenants; hours of operation; number of employees and employees per shift; truck/trailer traffic, loading/unloading and overall site circulation; refuse management, including mandatory recyclables; buffering/screening and overall site aesthetics; etc.
 - b. Compliance with Section 188-79B(3)(b) which states that outdoor storage shall be permitted in a screened rear yard only. The Applicant shall verify if any vehicles will sit overnight in the double row of trailer spaces located in the side yard.
 - c. Compliance with Section 188-79B(6) regarding the number of tenants. Buildings with a gross floor area in excess of 40,000 sf shall permit multiple tenants provided that the minimum tenant space is not less than 5,000 sf.
 - d. Traffic impacts associated with the proposed project including on-site circulation and anticipated off-site truck patterns.



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- e. Whether any wall signs are proposed on the building.
 - f. The plan and timing of installation of the water main extension within Victory Road.
 - g. If any green building practices will be provided in accordance with Section 188-224H.
 - h. Compliance with the state ordinance for the number of EV parking spaces.
 - i. The Alternate Site Layout and Lighting Exhibits that have been prepared by the Applicant.
 - j. Compliance with Section 188-106G, all areas between the parking and the building shall be landscaped. The Applicant has proposed groundcover shrubs along the loading docks; however, it is unclear how this will be installed and maintained.
 - k. Compliance with Section 188-228I regarding screening the view of air-conditioning units, HVAC systems, etc. from the public right-of-way. Also, discuss screening methods for the proposed hotbox located near Victory Road. It appears the hotbox will be seven (7) feet above grade.
 - l. Compliance with Section 188-26 regarding the possible removal of more than 600 cubic yards of soil.
 - m. The stormwater management of the property, including compliance with NJDEP regulations regarding quantity, quality, groundwater recharge, and green infrastructure.
 - n. Compliance with Ordinance Article IV, Standards of Performance, relative to but not limited to: noise; glare; pollutants; flammable/hazardous materials; solid/liquid waste; refuse management; etc. should be reviewed.
 - o. The nature of proposed improvements (curb, sidewalk, widening, right-of-way dedication; etc.) along the roadway frontage.
4. This application may be subject to the following outside agency approvals:
- a. Monmouth County Planning Board
 - b. Monmouth County Health Department
 - c. Freehold Soil Conservation District
 - d. NJDEP
 - e. Howell Township Municipal Utilities Department



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- f. NJAW
- g. Manasquan River Regional Sewerage Authority
- h. Howell Township Shade Tree Commission
- i. Howell Township Environmental Commission
- j. Howell Township Police Department
- k. Howell Township Bureau of Fire Prevention
- l. All other outside agency approvals as may be required. The Applicant shall address the Board regarding the status of all outside agency approvals for the project. In addition, copies of all outside agency approvals shall be forwarded to our office.

Our office has prepared the attached Technical Engineering Review #4. The items contained therein should be addressed by the Applicant's professionals.

The right is reserved to present additional comments pending the receipt of revised plans and/or testimony of the Applicant before the Board.

If you have any questions with regard to the above matter, please do not hesitate to call.

Very truly yours,
CME Associates

Laura J. Neumann, PE, PP
Planning Board Engineer

LJN/JAR/ROM

cc: Howell Township Environmental Commission
Ronald Cucchiaro, Esq., Board Attorney
Jennifer Beahm – Board Planner
AAVRHW Property, LLC - Applicant
Bohler Engineering, LLC – Applicant's Engineer
Kenneth L. Pape, Esq. – Applicant's Attorney

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HOWELL TOWNSHIP PLANNING BOARD

AAVRHW Property, LLC

Preliminary and Final Major Site Plan

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TECHNICAL ENGINEERING REVIEW #4

A. Site Grading

1. Verify the proposed TC 72.05 G 71.55 inlet grade along Victory Road as it appears as the high point in the area.

B. Stormwater Management

1. In accordance with NJAC 7:8-5.2(m) a deed notice for the stormwater management systems shall be submitted for review prior to recording with Monmouth County.

C. Utilities

1. Revise the note on the Site Layout Plan regarding the repavement of Victory Road to note that it shall be in accordance with Section 277-34 and correct the spelling of "eastern."

D. Landscaping

1. Columnar evergreen trees have been provided that will aid in screening the proposed Hot Box from Victory Road; however, it does not appear details have been provided regarding the color of the proposed Hot Box. Revise plans accordingly.

E. Woodlands Management

1. The Applicant has indicated 122 shade trees are provided, excluding street trees, to deduct from the required tree replacement quantities. However, our office counts 122 shade trees total, with eight (8) of these being street trees, required by ordinance. Revise the plans to recalculate the replacement quantity to deduct the street trees.



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F. **Lighting**

1. The Applicant has provided light levels in accordance with Section 188-22; however, our office recommends light levels be increased to provide a minimum of 0.50 footcandles throughout the parking lot, in accordance with IES (Illuminating Engineering Society) standards.
2. It appears isolux patterns are missing from the western side of the property. This should be revised.

G. **Traffic**

1. Sheet C-03 of the Tuck Turning Exhibit depicts trucks encroaching into the grass and the oncoming lane of traffic to complete an eastbound right-turn movement. The Applicant should discuss if any improvements to the intersection are proposed.

H. **Environmental**

1. The plans indicate that several NJDEP permit authorizations would be needed for the proposed development including freshwater wetlands general permit #6, and a transition area waiver averaging plan. Copies of these permits should be submitted to our office for review once received from the NJDEP. Additionally, the plans shall be revised to indicate the NJDEP permit number and date.
2. The Applicant shall confirm if the non-hazardous debris that is referenced in the report has been removed and a reevaluation of the surface conditions has been conducted to determine if a release of hazardous substances has occurred. If any materials are required to be removed from the site, provide a note on the Demolition Plan discussing the removal and procedures for same.