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September 13, 2019

Mr. Thomas Fey, Chairman  
Alpha Borough Land Use Board  
1001 East Boulevard  
Alpha, NJ 08865

Re: **Completeness Review**  
**Preliminary Major Site Plan**  
**Alpha Commerce Center**  
**Block 98, Lot 1**  
**Our Project No. 3202.037**

Dear Chairman Fey & Board Members:

This office is receipt of the following documents as related to the above referenced application:

- A. Submittal letter submitted by Lavery, Selvaggi, Abromitis & Cohen dated August 5, 2019.
- B. Borough of Alpha Land Use Board Site Plan Review Application, Prepared for Standard Street Alpha Property, LLC. Signed by Michael S. Selvaggi, Esq. applicant's attorney, and dated 8/5/19.
- C. Waiver Request for Completeness. Prepared for Alpha Commerce Center, Block 98 Lot 1, Standard St., Alpha Borough, NJ. Prepared by E&LP, not signed, and dated June 25, 2018.
- D. Plan Set entitled, "Preliminary Major Site Plan for Alpha Commerce Center, Block 98 Lot 1, Tax Map Sheet No. 16 Alpha Borough, Warren County", prepared by Engineering & Land Planning Associates, Inc., and consisting of 21 pages. Signed by Wayne Ingram, NJ PLS and PE, applicant's engineer, and dated 7/2/19.
- E. Stormwater Management Report prepared for Standard St. Alpha Property, LLC 66 new Hood Rd, 2F, Bayonne, NJ 07002. Prepared by E&LP, signed by Wayne Ingram, PE, and dated June 25, 2019.
- F. Stormwater Management Maintenance Plan prepared for Standard St. Alpha Property, LLC 66 new Hood Rd, 2F, Bayonne, NJ 07002. Prepared by E&LP, signed by Wayne Ingram, PE, and dated June 25, 2019.

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Please Reply To:

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- G. Existing and Proposed Drainage Plan for Alpha Commerce Center, Standard Street, Block 98 Lot 1, Borough of Alpha; consisting of two pages, prepared by E&LP, signed by Wayne Ingram, PE and dated 6/25/19.
- H. Environmental Impact Statement prepared for Standard St. Alpha Property, LLC 66 new Hood Rd, 2F, Bayonne, NJ 07002. Prepared by E&LP, signed by Wayne Ingram, PE, and dated June 25, 2019.
- I. Phase I Environmental Site & Preliminary Assessment Report prepared for Mr. Jim Kwon, Chafia Capital Partners, 56 New Hook Road, 2F, Bayonne, NJ 07002. Prepared by E&LP, signed by Eric Raes, PE, PP, LSRP, President & CEO, and dated March 22, 2018.
- J. Preliminary Geotech Investigation Report, Block 98, Lot 1 prepared for Chafia Capital Partners, 56 New Hook Road, 2F, Bayonne, NJ 07002. Prepared by E&LP, signed by Wayne Ingram, PE and dated October 18, 2018.
- K. Certification of Property Taxes issued by Borough of Alpha Tax Collector dated July 29, 2019 with notation that next payment was due August 1, 2019.
- L. Owners Disclosure Statement listing parties with at least 10% interest in project.
- M. Applicant's W-9 taxpayer identification form.

**Project Description:**

The Applicant is seeking approval for a preliminary major site plan to construct two (2) warehouse buildings totaling 606,000 sf on Block 98 Lot 1 within the I-Industrial Zone of the Borough. The application proposes 582 parking spaces, loading docks, and access routes. The project proposes to disturb an area greater than one (1) acre and will include more than 0.25 acres of new impervious cover. The applicant is requesting variances from several of the bulk standards, as is discussed in the Zoning Description section of this report.

Building 1 is proposed to be 301,000 sf. constructed in the southern half of the property and Building 2 is proposed to 305,000 sf. constructed in the northern half of the property. Both buildings are proposed to be surrounded on all sides by parking stalls with proposed concrete loading areas to the rear of the buildings (along the western sides of the buildings).

It appears from the Site Plan (sheet 4 of 21 in the plan set) that the main entrance to the site will be at the southeasterly corner of the property via a proposed roadway extending from the existing Industrial Drive located on the adjacent property to the east. The site plan also indicates a proposed "grass paver emergency access route" at the northeasterly corner of the property, connecting with the existing Seventh Ave / Standard Street.



**Property Description:**

The property is approximately 37 acres in size and is presently in an agricultural use. It is bounded on the north by a paper street named "Standard Street" and residential uses along E. Vulcanite Ave; to the west by an abandoned freight rail line; to the south by Interstate Route 78 and the Pohatcong municipal border; and to the east by forested area and the quarry on Industrial Road.

**I. Completeness Review:**

The checklist for Preliminary Major Site Plan Review requires several waivers for the Board to consider. As noted below, certain waivers are related to the future extension of Industrial Drive to be completed by an entity that is the Applicant. **The Board, as part of the completeness hearing, should consider discussing the technical impact of reviewing the project for preliminary without information on Industrial Drive extension and associate utility extensions.** The Applicant included a request for waivers that were not needed related to development staging and contiguously owned lands, the Board should seek clarification from the Applicant at the hearing.

**1. General Submission Checklist:**

- a. §315-5.A Proof from the Alpha Borough Tax Collector or other designated official that no taxes or assessments for local improvements are due or delinquent on the property for which the site plan application is made.  
Verification Required – The Applicant shall provide a current certification of taxes, the submitted verification, indicates the next payment was August 1, 2019.
- b. §315-7.A At least 10 black-on-white prints of the preliminary plan, together with four completed application forms for preliminary approval, shall be submitted to the Borough Clerk 14 days prior to the Planning Board meeting at which consideration is desired. The applicant shall also submit a certification from the Tax Collector that all taxes and assessments on the property have been paid to date. At the time of filing, a fee shall be paid to the Borough of Alpha as specified in Chapter 57, Land Use Procedures, of the Alpha Borough Code to cover the costs of publishing the notice and of notifying the persons concerned of the pending hearing on said subdivision. The Borough Clerk shall immediately notify the Secretary of the Planning Board upon receipt of a preliminary plan.  
Waiver Requested – The Applicant requested a waiver from submitting full amount of escrow required.
- c. §315-7.B Hearing. The Planning Board shall set the time and date of a public hearing on the preliminary application. The applicant shall cause notice of the hearing to be published in the official newspaper of the municipality or in a newspaper of general circulation in the municipality at least 10 days prior to the hearing. The cost of said notice shall be paid by the applicant. The applicant shall also mail notice of the hearing at least 10 days prior thereto, addressed to the owners, as the names appear on the municipal tax record, of all property

within 200 feet of the extreme limits of the subdivision. The notice of hearing shall contain a brief description of the property involved, a statement as to its location, a list of the maps and other documents to be considered and a summary statement of the matters to be heard. Copies of the maps and other documents to be considered at the hearing shall be filed in the office of the Borough Clerk. Such copies shall be made available at such office for public inspection. Adequate proof of compliance with this subsection shall be furnished by the applicant prior to the hearing.

The hearing date will be set upon the application being deemed complete.

- d. §315-7.C County Planning Board review. The applicant shall submit an application to the Warren County Planning Board concurrent with the application to the Borough.

Temporary Waiver Required – Applicant shall request a temporary waiver from this requirement or submit proof of filing a concurrent application with the Warren County Planning Board.

- e. §315-7.E.(1) Certification from the Board of Health of the Borough of Alpha approving the method and type of sewage disposal and water supply.

Temporary Waiver Required – Applicant shall request a temporary waiver from this requirement or submit proof of certification of sewage disposal and water supply.

- f. §315-7.E.(2) Where water or sewage service is to be obtained from a municipally owned system, certification from the appropriate agency that it has consented to supply such service.

Temporary Waiver Required – Applicant shall request a temporary waiver from this requirement or submit proof of certification of sewage disposal and water supply.

## 2. Preliminary Site Plan Submission Checklist:

- a. §315-9.C.(3)(g) All existing and proposed signs, utility poles and their size, type of construction and location.

Temporary Waiver Required – The Applicant shall request a temporary waiver from this requirement or submit revise plans that indicate the size and type of construction of utility poles (existing and proposed).

- b. §315-9.C.(3)(l) An analysis of all existing and proposed utilities and an analysis of the capacity of the existing utilities to accept the proposed facility.

Temporary Waiver Required – The Applicant requested a waiver from this requirement, our office does not support granting of this waiver, but temporary waiver would be more reasonable. The Applicant stated the waiver is required because they need to wait for such systems to support the site to be expanded by others before they can perform an analysis. Our office recommends the Board require submission of this information within the preliminary phase of application, as this could have an impact on the site layout and



configuration. There is sufficient information on their proposed use to for them to perform an analysis for sewer capacity and water should the system be expanded.

- c. §315-9.C.(3)(n) The estimated average number of automobiles and number and size or type of trucks or buses that will enter and leave the site each day and during the peak hours, including an analysis of the ability of the existing road system to accept the additional traffic volumes.

Temporary Waiver Required – The Applicant did not submit a required traffic impact analysis, the Applicant should submit the required analysis or request temporary relief.

- d. §315-9.C.(3)(o) The location, size and nature of all existing and proposed rights-of-way, easements and other encumbrances which may affect the lot or lots in question, and the location, size and description of any lands to be dedicated to the Borough or to the county.

Temporary Waiver Required – The Applicant did not submit information on easements, the Applicant indicated information on easements would be included in final application. Our office recommends the Board required the Applicant to provide information at this time. The Applicant would need easements for water and sewer connections.

- e. §315-9.C.(3)(q) Plans and profiles of streets adjoining the property for a distance of 500 feet in either direction, including the location of driveways and intersecting streets and an indication of the maximum available sight distance.

Temporary Waiver Required – The Applicant requested a waiver from this requirement, however a temporary waiver is more reasonable. The Applicant should revise their submission to address requirement.

- f. §315-9.C.(5) The preliminary site plan shall be accompanied by an environmental impact and community facilities analysis prepared in accordance with Chapter 350, Subdivision of Land.

Waiver Requested – The Applicant requested a waiver from submitting the required community facilities analysis, our office recommends the Board only grant a temporary waiver and the Applicant provide testimony to address potential community facilities impact.

## II. Zoning

A Zoning review will be provided at later date.

## III. Technical Review

A Technical review will be provided at later date.

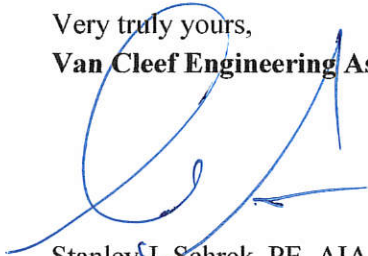
#### IV. General Comments

1. Approval is required from the following Outside Agencies/Departments:
  - a. Alpha Borough Fire Department
  - b. Phillipsburg Police Department
  - c. Warren County Planning Board
  - d. Warren County Soil Conservation District
  - e. Highlands Council
  - f. Township of Pohatcong (Drainage is proposed to discharge into adjacent Township).
  - g. NJDEP (improvements not shown may require NJDEP permits – Landfill disturbance, wetlands)

We reserve the right to make additional comments as new information becomes available.

Very truly yours,

**Van Cleef Engineering Associates**



Stanley J. Schrek, PE, AIA, PP, CME, LEED AP  
Land Use Board Engineer

cc: Laurie Barton, LUB Secretary  
Alan Lowcher, LUB Attorney  
LUB Members (Via LUB Secretary)  
Michael Selvaggi, Esq. Applicant's attorney (Via email [mselvaggi@lsaclaw.com](mailto:mselvaggi@lsaclaw.com))