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Neil I. Van Cleef, P.E., L.S. & P.P.
Robert J. Clerico, P.E., P.P., CME, CPWM
Samuel D. Costanzo, P.E. & P.P.
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Herbert J. Seeburger, Jr., P.E., CME, CPWM

November 11, 2019

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

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

Dear Chairman Fey & Board Members:

Our office provides this letter as an update to previously issued completeness review dated September 13, 2019 and includes a zoning and technical review.

This office is in 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 and revised October 7, 2019.
- 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.

VanCleefEngineering.com

Please Reply To:

PHILLIPSBURG NJ OFFICE

755 Memorial Parkway, Suite 110 • Phillipsburg NJ 08865
908.454.3080 • Fax: 908.454.1397

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- 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.
- 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.
- N. Submittal package dated October 25, 2019 submitted by E&LP.
- O. Technical Response letter prepared by E&LP dated October 8, 2019.
- P. Projected Daily Water Demand calculations prepared by E&LP submitted October 25, 2019.
- Q. Projected Sewer Discharge calculations prepared by E&LP submitted October 25, 2019.
- R. Application Checklist prepared by E&LP submitted October 25, 2019.
- S. Will Serve request letter for water and sewer submitted by E&LP and dated October 8, 2019.
- T. Traffic Impact Study prepared by McDonough & Rea Associates, Inc. dated September 16, 2019.

I. 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, roof top solar systems 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 be 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.

II. 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.

III. Completeness Review:

The checklist for Preliminary Major Site Plan Review requires several waivers for the Board to consider. 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. In addition, the Board should confirm the Applicant provided notice to properties located within Pohatcong Township that are located within 200’ of property (Pohatcong Board of Education Block 101 Lot 2).

IV. Planning Review

It is recommended the Board have a discussion and hear testimony from the applicant regarding the proposed intensity of uses on the site. As is noted in the zoning schedule, the applicant is proposing lot coverage of 37% (buildings) for a total of 70.10% (when including parking lots/driveways) where 30% is permitted. The Borough’s code does not define or regulate floor area ratio in this zone however, given the proximity to residential uses on what was an otherwise vacant lot, the applicant should provide

testimony as to how they intend to lessen the visual and other impacts on the surrounding neighborhoods and on the natural environment.

The applicant is also seeking approval for roof top solar; however the applicant did not provide details of the system. We are requesting testimony to address the proposed solar panels on the rooftop, the size of the system and any other details that would advance the discussion.

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.

Proper notice shall be confirmed by the Board Attorney.

- 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 Requested – Applicant has requested a temporary waiver from this requirement.
- 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 Requested – Applicant has requested a temporary waiver from this requirement.
- 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 Requested – Applicant has requested a temporary waiver from this requirement.
- g. §315-9.A.(1) The Plan size shall be either 15” x 21” or 24” x 36”
Waiver Required – The applicant utilized plan sheets exceeding the permitted plan size, our office has no objection should a waiver be granted.

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.
Waiver requested - Applicant requests a waiver from depicting offsite utility pole information related to their size and type of construction. Our office has no objection should this waiver be considered by the Board.
- 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 Requested – Applicant has requested a temporary waiver from this requirement for sanitary and water. Board should obtain testimony from Applicant should the Borough not be able to provide water or sewer service to project. Recent projects in the industrial park were required to have contingent to include provisions for water service from private well.
- 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.
Complete – Applicant submitted required Traffic Impact study.

- 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 Request – 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 Requested – Applicant has requested a temporary waiver from this 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 and has represented they will provide testimony to address requirement.

V. Zoning

The project is located in the I-Industrial District of the Borough where warehouses are a permitted use (per §410-20.A.6) and solar production systems are a conditional use (per §410-20.A.6). The table below describes the bulk standards required (per §410-20.D.2) of the Borough code) for the district and what the applicant is proposing with this project:

I-Industrial District

	Required	Proposed
Area (acres)	2	37.104
Max. Lot Depth (ft.) – Industrial Drive	400	980 (V)
Max. Lot Depth (ft.) – Standard Street	400	2,276.83 (V)
Max. Lot Width at Street (ft.) - – Industrial Drive	200	
Max. Lot Width at Street (ft.) – Standard Street	200	941.59
Min. Front Yard (ft.) – Industrial Drive	75	97.01
Min. Front Yard (ft.) – Standard Street	75	
Min. Rear Yard (ft.) – (I-78 Lot Line)	75	34.52 (V)
Min. Rear Yard (ft.) - (Rail Road Lot Line)	75	39.79 (V)
Max. Building Height (ft./Stories)	35 ft. / 2 stories	≤35 ft. / 2.5 stories
Max. Lot Coverage (%)	30	37.49/70.10 (V)
Max. Street Frontage (ft.)	200	25

(V) = Variance Required

1. **VariANCES**

For purposes of the application the property was considered a corner lot (§410-27) with front yards on Industrial Drive, Standard Street and Seventh Street and whereas the rear yards consist of the rail road right of way and Interstate 78.

- a. §410-21 Area, Yard and Building Requirements – Maximum Lot Depth – Standard Street
Variance Required – Applicant existing lot depth of 2,276.83 feet exceeds the maximum permitted lot depth of 400 feet. The Applicant is not purposing to alter the lot depth.
- b. §410-21 Area, Yard and Building Requirements – Maximum Lot Depth – Industrial Drive
Variance Required – Applicant existing lot depth of 980+/- feet exceeds the maximum permitted lot depth of 400 feet. The Applicant is not purposing to alter the lot depth.
- c. §410-21 Area, Yard and Building Requirements – Minimum Rear Yard Setback
Variance Required – Applicant proposes a rear yard setback of 34.52 feet, whereas 75 feet is permitted along the Interstate 78 rear yard side for Building Number 1, therefore a variance is required.
- d. §410-21 Area, Yard and Building Requirements – Minimum Rear Yard Setback
Variance Required – Applicant proposes a rear yard setback of 39.79 feet, whereas 75 feet is permitted along the Rail Road/Pohatcong Block 101 Lot 2 rear yard side for Building Number 1, therefore a variance is required.
- e. §410-21 Area, Yard and Building Requirements – Maximum Lot Coverage
Variance Required – Applicant proposes 2 buildings and additional accessory structures/uses that total 37.49% coverage whereas 30% is permitted. The Applicant has requested a variance up 70.10% to include parking and driveways.
- f. §410-25.B Accessory structures in all other districts. For the purposes of this chapter, accessory structures in all other districts shall meet the height and yard requirements for principal buildings. No such accessory building shall be located closer to another building than the height of the shorter building.
Variance Required – Applicant proposes trash enclosures within the rear yard setbacks of Building Number 1 and Number 2, whereas they are not permitted to be located within the setback areas, therefore a variance is required.

- g. §410-25.C Roof-mounted solar panels and solar panel arrays not exceeding a height of 12 inches from the existing roof surface of a peaked roof and not exceeding a height of four feet from the existing roof surface of a flat-roofed structure and not resulting in an overall height in excess of that permitted for the principal structure in the zone district in which the principal structure is located shall be a permitted accessory use in all zone districts.

Clarification Required – Applicant indicates consideration of installation of roof top solar array, but did not provide sufficient information with application. Applicant shall provide testimony to address roof top solar panel requirements or identify needed relief.

2. **Conditional Use Variance**

- a. §410-20.D.(2).a Any applicant proposing a solar production system must file conditional use and site plan applications with the Land Use Board and obtain site plan and all other requisite Board approvals, including conditional use approval, in accordance with Chapter 315, Site Plan Review.

Verification Required – The Board shall confirm notice of hearing publication include conditional use. The application does not appear to reference request for conditional use approval.

- b. §410-20.D.(2).c The site shall contain an area of six acres for each megawatt (MW) of electrical energy to be produced.

Testimony Required – The Applicant shall provide testimony to comply with requirement, should system exceed limits, and Applicant shall obtain a use variance.

- c. §410-20.D.(2).d The design output capacity of a solar production system shall not exceed 10 megawatts (MW).

Testimony Required – The Applicant shall provide testimony to comply with requirement, should system exceed limits, and Applicant shall obtain a use variance.

- d. §410-20.D.(2).f Solar production systems shall maintain a setback distance of 75 feet from all property lines.

Variance Required – The applicant indicates they will construct roof top solar array, however portions of the building are located less than 75' from property lines. Applicant shall revise plan to depict limits of roof top solar that is outside the setback requirements or amend application to seek approval for a use variance.

- e. §410-20.D.(2).g Solar production system structures, appurtenances and facilities shall not exceed a height of 15 feet above ground level.

Clarification Required – The applicant indicates they are purposing a roof top system on top of building with total height of 35'. The Board shall determine if 15' restriction applies to only ground mount systems. If the requirement applies to roof top applications, the applicant shall amend the application to obtain approval for the variance.

- f. §410-20.D.(2).m Solar production systems and associated equipment which have not been used for commercial production for a period of six consecutive months shall be removed by the property owner. Furthermore, all equipment buildings, related facilities, fencing, utility connections and access driveways utilized for the solar production facility shall be removed and the site restored to its predevelopment condition. Such removal shall be completed within 60 days of the end of such six-month period. All costs associated with removal shall be the exclusive responsibility of the property owner.

Testimony Required – Applicant shall provide testimony to address requirement, Board could consider making requirement a condition of approval.

- g. §410-20.D.(2).n In order to assure compliance with the facility abandonment requirements set forth in Subsection D(2)(m) above, the developer and/or property owner shall provide a performance guaranty satisfactory to the Land Use Board and the Borough Council as sufficient for the reasonably projected costs of removal of the equipment and restoration of the site. Said performance guaranty shall be in an amount equal to 120% of the estimated costs of removal and restoration and shall be subject to the approval of the Borough Engineer. Failure to remove an abandoned solar energy system shall enable to the Borough to remove same at the owner's expense and to assess the property upon which the facilities were located for all reasonable costs and expenses associated therewith, including professional (legal and engineering) services.

Testimony Required – Applicant shall provide testimony to address requirement, Board could consider making requirement a condition of approval.

3. Design Waivers

- a. §315-10.A(1) Preservation of landscape. Landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of the neighboring developed areas. Adequate shade trees shall be provided.

Waiver Required – Applicant is seeking several variances related to impervious lot coverage and setback relief as such the applicant will need to seek relief from this requirement. Applicant shall provide testimony to address this requirement.

- b. §315-10.A(2) Relation of proposed buildings to environment. The proposed structure shall be related harmoniously to the land form (either natural or man-made) and to existing buildings in the vicinity that have a visual relationship to the proposed buildings. The achievement of such relationship may include the enclosure of space in conjunction with other buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, terrain features or other buildings..

Waiver Required – Applicant is proposing 35' +/- warehouses that will abut residential district and the buildings will be sited at an elevation of 318 finished floor where the residential districts exists about elevation 285, thus the buildings will stand 68 feet above the homes. Due to elevation difference the proposed structures should not be considered to have

positive visually relationship to the existing buildings in the area of the project. The Applicant shall provide testimony to address this comment and address other related comments in our review letter related to this issue.

- c. §315-10.A(3) Drives, parking and circulation. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of vehicular and pedestrian traffic and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties. Streets shall be of sufficient width and suitable grade and suitably located to accommodate prospective traffic and to provide access for fire-fighting and emergency equipment to buildings and coordinated so as to compose a convenient system consistent with the circulation element of the Master Plan.

Testimony Required – Applicant shall provide testimony as to the project conformance to this requirement.

- d. §315-10.A(5) Utility service. All electric, telephone, cable television and utility lines shall be underground. Adequate water supply, sewerage facilities and other utilities necessary for essential services to residents and occupants shall be provided.

Temporary Waiver Required – Applicant has not demonstrated adequate utility service for the property, as such a temporary waiver should be considered.

- e. §315-10.A(6) Advertising features. The size, location, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.

Testimony Required – Applicant shall provide testimony to address requirement and amended a plans incorporate description of proposed signage and associated elements. The submitted plans reference installation of signs, however details of the signs were not provided.

- f. §315-10.B(1)(b) Sight triangles shall be provided at the intersection of all driveways leading to and exiting from the site.

Temporary Waiver Required – Applicant shall revise site plan to include required sight triangles for all driveway/road connections to the public roadway. Per §190-5.D sight triangles shall be established by AASHTO standards.

- g. §315-10.B(2)(a)[1] Site Lighting Levels

Waiver Required – Applicant proposes lighting levels that exceed the average lighting levels per the Borough Table.

- h. §315-10.B(2)(b)[1] Inlets in parking areas shall be spaced and sized to prevent a spread of water into the parking aisles during a storm with an intensity of three inches per hour. Inlets in driveways and roadways within parking areas shall be spaced and sized to provide a minimum of an eight-foot-wide lane for each designed traveled lane during a storm with an intensity of three inches per hour.

Temporary Waiver required – Applicant did not provide analysis to indicate runoff spread would not result in a travel of less than 8’ wide. The Applicant notes on the plan the site will provide access easement to future residential development to be designed and constructed by others, so the gutter spread requirements if waived could impact more than onsite circulation or emergency vehicle access.

- i. §315-10.B(2)(b)[2] Inlets shall be placed at the intersection of all parking lot driveways or roadways with all public roads if the volume of water entering the public roadway will create a violation of the roadway inlet spacing standards set forth in Chapter 350, Subdivision of Land.

Temporary Waiver required – Applicant by means of this letter is required to pave the emergency access road and construct drainage improvements to comply with this requirement, should the applicant not install drainage, they will need a waiver from this requirement.

- j. §315-10.B(2)(e) Pedestrian access. In parking areas in excess of 100 parking stalls, sidewalks shall be constructed along all driveways and roadways as necessary to accommodate pedestrian travel parallel to the flow of traffic thereon.

Temporary Waiver Required – Applicant proposes parking areas over 100 parking stalls but does not provide sidewalks to accommodate pedestrian movements, applicant shall revise plan to provide sidewalks.

- k. §315-10.B(2)(f)[1] On all sites in excess of 10,000 square feet of building area, fire aisles shall be provided adjacent to all exposures of buildings. No automobile parking shall be permitted between the fire aisle and the building, except that parcel pickup areas will be permitted, provided that the designated area does not exceed 1/3 of the frontage of an individual business establishment. Pedestrian walkways and truck loading zones will be permitted between the fire aisle and the buildings.

Temporary Waiver Required – Applicant proposed access to only portion of the building and grading around the buildings would limit fire access to the exposure. Our office recommends the applicant provides paved fire access around all portions of the buildings and for the Board to obtain input from the Fire Official and Fire Department.

- l. §315-10.B(2)(f)[2] All fire aisles shall be a minimum of 30 feet in width.

Temporary Waiver Required – Applicant access lanes that are less than 30’ clear width, as such the applicant shall provide the required 30 width fire aisles.

- m. §315-10.B(2)(f)3 No portion of a structure shall be more than 600 feet from a fire hydrant where public water is available.

Temporary Waiver Required – Applicant shall provide fire hydrant exhibit that demonstrates proper coverage. The Applicant shall also be required to ensure hydrants have adequate flow to support fire operations.

4. Highlands Regional Master Plan Review:

The Borough of Alpha is located wholly within the Planning Area of the Highlands Region and has provided they will conform to the program, adopting a series of documents that promote the objectives of the Highlands Regional Master Plan. The applicant should be aware that any part of the application triggering a NJDEP review would likely also require Highlands review.

VI. Technical Review

1. Site Plan Set Review

- a. Cover Sheet – Applicant shall include the Pohatcong Properties within 200’ of the property, which includes but not limited to property owned by the Pohatcong Board of Education (Block 101 Lot 2).
- b. Cover Sheet – Outside agency approvals such as NJDOT, NJ Transit, Highlands and any other agency that takes interest in the project.
- c. Legend and Notes – General Note number 5 shall be amended to indicate “in addition to Borough requirements” to the end of restoration of right of way requirements in addition to contract documents.
- d. Legend and Notes – General Note number 9 shall be revised to indicate Monday through Friday. Operations beyond the permitted hours may require amended site plan approval and/or approval of Borough of Alpha governing body.
- e. Legend and Notes – General Note number 12 revised to indicate the contractor is required to maintain a road sweeper at the site for duration of construction. Sweeper shall from the time the site opens for construction and remain onsite until 1 hour after last vehicle leaves site. The roadways shall be continuously swept throughout the day.
- f. Legend and Notes – General Note number 15 shall be revised to be 72 hours.
- g. Legend and Notes – General Note number 20 shall indicate stake out shall be submitted to Borough of Engineer for review and approval.

- h. Legend and Notes – General Note number 24 shall also indicate off-site storage is subject to approval by Warren County Soil Conservation District.
- i. Legend and Notes – shall include requirement to submit shop drawings and submittals to the Borough Engineer for approval prior to installation/construction of improvements.
- j. Legend and Notes – Site/Civil Note Number 4 shall be revised to indicate all concrete shall be minimum of 4,500 PSI air entrained and additional curbs and sidewalk sealed.
- k. Legend and Notes – Site/Civil Note Number 8 shall be revised to indicate spreading shall only be done in landscape areas and not used as fill material or in lieu of topsoil.
- l. Boundary and Topographic Survey – shall provide signed and sealed copy of the reference survey prepared by Maser Consulting.
- m. Boundary and Topographic Survey – shall submit all referenced deeds and/or easements.
- n. Site Plan – Applicant shall discuss grass paver emergency access to paved emergency access, to ensure maintenance during winter months.
- o. Site Plan – Applicant shall revise Building No. 2 to locate truck parking to be on the Industrial Road/Quarry Side of site to provide greater buffer of activities from adjacent residential districts.
- p. Site Plan – Applicant shall revise plans to include concrete sidewalks from non-trucking parking areas to building entrances, as applicant proposes pedestrians to walk through trucking load dock area.
- q. Site Plan – Applicant shall extend Seventh Avenue to the terminus point to the Borough Public Right of Way, the Roadway shall be extend to conform to Borough of Alpha road standards to be established by the Borough Engineer.
- r. Site Plan – Applicant shall coordinate with Borough to determine emergency access devices to limit traffic.
- s. Site Plan – prior to construction guiderails shall have detail plans provide that specific length of end treatment, areas that require additional posts or embedment.
- t. Site Plan – prior to construction guiderails applicant shall provide engineer's report that review the warrants for each guiderail location.
- u. Site Plan – Retaining walls shall be designed by a NJ PE and include cross sections, stability calculations prior to construction. Several wall areas appear that soil reinforcement may be

installed that may conflict proposed improvements or extend beyond property limits. Applicant shall specify preliminary anticipated limits of soil reinforcement needed. Applicant responsible to obtain any necessary easements to construct improvements.

- v. Site Plan – Applicant shall depict location of water main extension easement on site plans.
- w. Site Plan – proposes 258 vehicle parking spaces for building number 1 but only provides for 5 accessible spaces, applicant shall revise plan to provide at least 7 accessible parking spaces of which at least 2 shall be van accessible.
- x. Site Plan – proposes 258 vehicle parking spaces for building number 1 but only provides for 5 accessible spaces, applicant shall revise plan to provide at least 7 accessible parking spaces of which at least 2 shall be van accessible.
- y. Site Plan – proposes 203 vehicle parking spaces for building number 2 but only provides for 6 accessible spaces, applicant shall revise plan to provide at least 7 accessible parking spaces of which at least 2 shall be van accessible.
- z. Site Plan – Applicant shall revise future driveway easement to Block 96.10 Lots 5.01-5.22, 5.93, the driveway easement shall not overlap with the circulation for trucks loading dock access. The proposed arrangement will pose hardships in terms of traffic control and driveway turning movements.
- aa. Site Plan – Applicant shall revise call for 10’ wide concrete strip to indicate 10’ loading pad to coordinate with construction detail.
- bb. Grading and Drainage Plan – Applicant shall collect all runoff from Seventh Street emergency access based on the requirement to pave the access entrance.
- cc. Stormwater Management Plan –All stormwater pipes within public right of ways shall be RCP.
- dd. Stormwater Management Plan – directional flow arrows shall be on all pipe runs.
- ee. Stormwater Management Plan – portions of pipe runs will require additional backfill over pipe during construction, Applicant shall provide construction note to advise contractor on minimum cover required before construction loads can be driven over pipe, as asphalt will likely not be installed prior to construction loads over pipe.
- ff. Stormwater Management Plan – Applicant shall provide construction detail for the portion of the 24” HDPE and 48” HDPE pipe crossing through the building foundation of building Number 1 from Basins 2A.

- gg. Stormwater Management Plan – all inlets shall have filter devices installed and truck loading areas shall have oil absorbent socks installed as part of the filter.
- hh. Utilities – Applicant shall install separate sewer meters for each building.
- ii. Utilities – all storm, water and sanitary utilities will require pressure test, mandrel testing and video inspection.
- jj. Utilities – Applicant shall install a separate water meter for each building.
- kk. Utilities – Applicant shall provide plan note to indicate requirement to obtain permit for water use for construction purposes as indicated by §403-15.B.
- ll. Utilities – Water meters for site shall comply with §403-16, §403-19 and §403-20 requirements.
- mm. Utilities – Water service lines shall comply with §403-23 as such the plan does not indicate type or size.
- nn. Utilities – Water Main extension to service the site shall be done in conformance of §403-29 and cost of extension shall be bore by applicant.
- oo. Profiles – Seventh Ave Sanitary Profile – sanitary schedule pipe shall be labeled.
- pp. Profiles – Seventh Ave Sanitary Profile – shall label invert of 12” HDPE pipe crossing and clearance between stormwater pipe and sanitary sewer pipe.
- qq. Profiles – Seventh Ave Sanitary Profile – Manhole diameters shall be labeled on each profile.
- rr. Profiles – Seventh Ave Sanitary Profile – inside drop structures shall be noted, all inverts more than 2’ from invert out shall include an inside drop.
- ss. Landscape Plan – Landscape plans shall be signed and seal by a landscape architect.
- tt. Landscape Plan – Additional detailed reviews will provided, preliminary landscape comments are provided and were limited due to potential site layout revisions that will alter the landscape design.
- uu. Landscape Plan - shall include note that the Borough of Alpha reserves the right to require additional landscaping, screening including berm or fencing prior to issuance of certificate occupancy and throughout the construction process.

- vv. Landscape Plan – shall be revised to include onsite buffering and screening to shield buildings along the rail road right of way, the proposed plan relies offsite landscaping to screen properties from future residential development and existing adjacent recreation/educational uses.
- ww. Landscape Plan – shall be revised along Vulcanite Avenue side of property, the proposed landscape and screening is not sufficient to screen the buildings. The applicant is proposing a 6’ to 8’ tree to screen a building that will be 35’ +/- further the applicant sited the building at an elevation of 318 finished floor where the residential districts exists about elevation 285, thus the buildings will stand 68 feet above the homes.
- xx. Landscape Plan – shall note requirement that all planted material be required to be labeled and tagged at time of planting. The plant tags shall remain in place until final inspection of plantings and as-built is submitted for approval.
- yy. Lighting Plan – Applicant shall screen fixtures from residential areas so the light fixtures are not visible from residential properties.
- zz. Lighting Plan – Applicant shall revise lighting table to provide separate lighting levels for sidewalks and intersections.
- aaa. Soil Erosion and Sediment Control Plan – shall be revised to include tire wash station.
- bbb. Soil Erosion and Sediment Control Plan – shall be revised to include sediment basin to address sediment runoff and provide supporting calculations.
- ccc. Soil Erosion and Sediment Control Details – shall include detail for use of sediment filter bags
- ddd. Construction Details – revised concrete to be minimum 4,500 PSI air entrained for all concrete onsite. Concrete curbs and sidewalks shall be sealed at time of installation.
- eee. Construction Details – Asphalt pavement detail 3 shall be revised to correct typo in notes.
- fff. Construction details – Handicap sign placards shall be revised to conform to MUTCD and NJ State requirements, van accessible placard shall be placed above penalty.
- ggg. Construction details – Handicap parking detail shall be revised to indicate color of stripes.
- hhh. Construction Details – Signs shall be mounted on breakaway sign posts and conform to MUTCD.
- iii. Construction Details – Any manholes with inside drops shall be 5’ diameter manhole. Applicant shall review proposed utilities design and include details to address need for manhole structures larger than 4’ diameter.

- jjj. Construction Details – HDPE Trench Detail shall be revised to indicate trench width is at pipe diameter plus 12” to either side of pipe to enable compaction around pipe.
 - kkk. Construction Details – HDPE connections to manholes shall HDPE pipe supplier connection adapters.
 - lll. Construction Details – HDPE Trench Detail indicate minimum pipe bedding of 4” thick bedding material.
 - mmm. Construction Details – A detail shall be provided for each type of pipe or conduit proposed on site.
 - nnn. Construction Details – A detail for all utility pipe crossing and minimum separation for pipes shall be provided and detail for when separation is not achieved.
 - ooo. Construction Details – A detail for all utility pipe crossing and minimum separation for pipes shall be provided.
 - ppp. Construction Details – Applicant shall provide thrust block details indicating use of poured concrete and detail to indicate conditions when thrust blocks shall be provided.
 - qqq. Construction Details - All water carrying pipes shall include water tight connections at both structure and pipe joints.
2. Industrial Road Connection Plan
- a. Applicant shall be responsible to resurface Industrial Drive curb to curb should the Borough installed asphalt surface course and the contractor excavates with in the roadway for the duration of excavations completed by the applicant or utility extensions to service the site.
 - b. Applicant shall revise plan to include north arrow.
 - c. Applicant shall revise plan to make roadway name labels clear to read.
3. Stormwater Management Report
- a. The stormwater report requires revisions prior to completing a comprehensive review, below are comments that need to be addressed with the next submission.
 - b. Section 1.2 shall be revised to acknowledge Borough Stormwater Code section §340.

- c. Section 2.3 shall reference the geotechnical report to support Karst conditions and shall reference stormwater regulation conditions that would enable eliminating recharge based on karst conditions.
 - d. Submitted Storm Sewer Sizing Calculations were not submitted in a format that was readable, the tables do not match up from one page to another. The tables shall be fixed to enable review of the report.
 - e. Submitted hydro graphs have overwrites that prevent review of hydrographs, revise report and resubmit for review.
 - f. Applicant shall complete and submit NJDEP low impact development checklist.
 - g. Applicant shall revise report to provide NJDEP certification for all MTDs.
 - h. Applicant shall revise report to demonstrate points of site discharge have capacity to support proposed stormwater runoff rates.
 - i. Applicant shall revise report to indicate sub watershed size and location of the site within the watershed.
 - j. Borough of Alpha code requires the size of the nearest culvert or bridge downstream of the discharge area, and profiles of cross sections of the stream channel upstream of that structure if within 500 feet of the tract.
 - k. Borough of Alpha code requires a schedule of the sequence of installation of the stormwater management plan, related to the starting and completion dates of the project.
 - l. Applicant shall revise the report to include an analysis of stormwater runoff rates for the 1, 2, 10, 25 and 100 year stormwater events as the Borough Code requires.
 - m. The Applicant did not provide sufficient information on the watershed and sub watershed which the site discharges and notes that they are shifting flows between existing drainage areas on site under proposed conditions.
4. Stormwater Operation and Maintenance Manual
- a. Our office will provide additional review comments on stormwater O&M at time of Final Site Plan application approval, the final manual must conform to NJDEP requirements/recommendations.
 - b. A Deed notice will be required to address NJDEP Stormwater Operation and Maintenance requirements.

5. Traffic Review

- a. Applicant shall submit a signed and sealed traffic impact study.
- b. Applicant shall provide supporting numerical data to establish local peak hour for the study, the report makes statements that a limited turning count was utilized to establish peak hour traffic.
- c. Traffic impact report shall be expanded to include traffic circulation at the intersection of Route 22 and Route 122.
- d. Applicant shall revise report to justify proposed ITE LU 150 code vs other ITE LU related to warehouse or similar uses, as the applicant is only seeking preliminary approval.
- e. The Applicant shall revise the report include projects that are already approved were not in operation at time of traffic count.
- f. The applicant shall revise the report to address pedestrian access to the site.
- g. Applicant shall provide a summary table that lists each turn movement and provides the level of service for each movement for existing, future no build and future build.
- h. Applicant shall provide testimony to justify build out period utilized from the report.
- i. Applicant shall discuss queuing of vehicles at intersection of Route 122 and Industrial drive.
- j. Applicant shall include traffic circulation figures.
- k. Applicant shall revise report to indicate total daily number trips.
- l. Applicant shall provide review of proposed driveway easement to adjacent lots.

6. Environmental Impact Statement

- a. Applicant shall provide testimony if site and area in vicinity of site was inspected in person for wetlands or was limited to NJ-GEOWEB search. Applicant shall further include a figure of NJ-GEOWEB map for wetlands.
- b. Applicant shall expand air quality discussion to address how industrial warehouse will have minimal impact and further quantify impact based on state or federal standards.

- c. Applicant shall address how noise will be mitigated from industrial/warehouse activities such as limiting hours of operation or other treatments to limit impact to adjacent residential district. The proposed landscape buffers are not sufficient due to topography of the site.
- d. Applicant shall revise soils and geology section to include figures for soil maps.
- e. Applicant shall revise geology section to include soil testing location map, soil testing samples logs, and dates of testing and information on who completed the testing.

7. Preliminary Geotechnical Report

- a. Soil Testing Logs were not included in the report, additional comments may be provided based on data contained in soil testing logs.

8. General Comments

- a. Applicant shall comply with required COAH requirements to be established by the Borough.
- b. Construction will occur in close proximity of Railroad right of way as such Site Plan shall include contact information for railroad operator, additional insurance requirements that are required for the work near railroad right of ways, required safety training and any other requirements of NJDOT Railroad Engineering Services Unit.
- c. Applicant shall provide approval from NJ Transit Corporation for an access easement across their property noted as Block 300 Lot 1.
- d. All site improvements shall meet NJDOT standards and requirements.
- e. Asphalt technician will be required to be provided by applicant during paving operations and testing reports shall be submitted to Borough for approval.
- f. Geotechnical Engineer will be required to be onsite during construction to monitor compaction and testing reports shall be submitted to Borough for approval.
- g. Traffic Control plans shall be provided as part of final site plan application.
- h. All hydrants when not in service shall be bagged.
- i. Use of hydrants installed before water meters, shall have a meter installed to prevent use of water during construction.

- j. Applicant shall provide prior to construction a copy all site improvement specifications or documents provided to contractor to the Borough for review for conflicts approved site improvements.
 - k. Applicant shall submit pre-construction videos of Industrial Drive roadway conditions to establish a baseline to determine construction damage to Industrial Drive.
 - l. Applicant per §54-13.2 shall be responsible to pay for any Tax Map of GIS database update fees to be determined by the Borough Engineer.
 - m. Applicant shall provide electronic copy of all application documents and referenced documents whether application is approved or denied.
 - n. Applicant will be responsible to resurface Seventh Avenue curb to curb from dead end to limits of excavations into the intersection of Vulcanite Avenue.
 - o. Applicant shall request Title 39 enforcement on site.
 - p. Applicant shall number buildings as required by §276.
9. Phase 1 Environmental Site Assessment and Preliminary Assessment Report
- a. Applicant shall provide testimony at time of hearing to address comment.
10. Phase 1 Environmental Site Assessment and Preliminary Assessment Report
- a. Applicant shall provide testimony at time of hearing to address comment.

VII. Outside Agencies/Department Reviews

1. Approval or letter of no interest 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)
 - h. New Jersey Department Of Transportation
 - i. New Jersey Transit Corporation
 - j. Town of Phillipsburg Sewer Treatment Plant allocation
 - k. Town of Phillipsburg Sanitary Sewer Engineer acceptance of Sewer flows

We reserve the right to make additional comments as new information becomes available and is preliminary as additional submissions and testimony is required to complete our review.

Very truly yours,
Van Cleef Engineering Associates

s/Stanley J. Schrek

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:m Selvaggi@lsaclaw.com))