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February 1, 2021

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

Re: *New Horizon Properties, LLC (SP-1078)*
Preliminary and Final Major Site Plan – Engineering Review #1
Block 183, Lots 77 and 77.01
Location: NJSH Route 33 and Colts Neck Road
Zone: HD-3 (Highway Development 3)
Our File: HHWP0183.17

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 (9 sheets) prepared by Challoner & Associates, LLC dated August 27, 2020, unrevised;
- Architectural Plans (2 sheets) prepared by Michael V. Testa Architect, dated July 7, 2020, unrevised;
- Stormwater Management Report prepared by Challoner & Associates, LLC dated August 28, 2020, unrevised;
- Survey (1 sheet) prepared by Challoner & Associates, LLC dated November 21, 2019, unrevised;
- Landscape Details (2 sheets) prepared by Bryce Bennett Landscape Architect dated August 27, 2020, unrevised;
- Environmental Impact Report prepared by Challoner & Associates dated September 2, 2020, unrevised;
- Traffic Impact Analysis prepared by McDonough and Rea Associates, Inc. dated December 3, 2020, unrevised;
- A development application and checklist.

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

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CONSULTING AND MUNICIPAL ENGINEERS

1460 ROUTE 9 SOUTH • HOWELL, NEW JERSEY 07731 • (732) 462-7400 • FAX: (732) 409-0756



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1. Project Description

The existing 9.15-acre properties are within an HD-3 Zone District and are situated at the northwest corner of the NJ State Highway Route 33 and Colts Neck Road intersection. The properties provide 884 feet of frontage along the north side of New Jersey State Highway Route 33 and 323 feet of frontage along the west side of Colts Neck Road. Currently, the existing properties contain a gas station that includes a concrete pad with fuel pumps and an existing retail space with restrooms on Lot 77.01 and a farm stand fronting Route 33 on Lot 77. Access to the gas station appears to be provided by a full movement driveway from Colts Neck Road, as well as from Route 33 via one ingress and one egress driveway. The retail building is apparently serviced by existing public water and sewer. The farm stand building also has access from Route 33 by means of one ingress and one egress driveway. Wetlands appear to exist within the western portion of the property which is currently undeveloped. An irrigation pond exists within the northern portion of the property and is bisected by the Lot 77 and Lot 78 property lines.

The Applicant proposes to remove all existing site improvements to construct a 1-story retail building, totaling 25,912 SF, comprised of a 9,100 SF Dollar General and 9 additional retail units, each between 1,850 SF and 1,988 SF in size. The proposed building is L-shaped and faces front toward both Colts Neck Road and Route 33. The development is proposing 141 parking spaces, including 5 handicap accessible parking stalls and associated access aisles, with a loading zone in the rear. Access is proposed via a new full movement driveway toward the northern corner of the property along Colts Neck Road and a right-in/right-out driveway from Route 33. Two-way looped circulation is proposed around the building. The building is to be serviced by municipal water service which will connect to the new water main within Colts Neck Road and sanitary sewer service connection that will tie into the new sewer main within Colts Neck Road as well. Both the water and sanitary sewer services are proposing to tie into the new mains that are part of the recently approved Application #SD-2986 - Four Seasons at Colts Farm project. Two (2) aboveground stormwater management infiltration basins are proposed, as well as two (2) site identification monument signs, a refuse enclosure area and landscape/lighting improvements.

2. Zoning Compliance

The subject property is situated within an HD-3 Zone District and the table below summarizes the bulk standards and zone requirements for the site:

Description	Required	Proposed
Minimum Lot Area	40,000 sf	398,600 sf
Minimum Lot Frontage	150 feet	> 150 feet
Minimum Front Yard Setback	60 feet	87 feet
Minimum Rear Yard Setback	25 feet	482.3 feet



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Minimum Side Yard Setback	25 feet	116.1 feet
Maximum Impervious Coverage	70%	23.7%
Maximum Building Height	45 feet	32.79 feet
Location of Accessory Buildings	Side or rear yard only setback twice height	N/A

(EC) – Existing Condition, (V) – Variance Required, (W) – Waiver requested

The Applicant has not requested any variances with this application; however, the following variances appear necessary:

- a. **Section 188-63A** – Every application for site plan or subdivision approval on lots of one acre or more, shall contain a 50 foot perimeter buffer or farmland buffer easement, as the case may be. Said buffer areas are required along all lot and street lines separating residential uses from arterial and collector streets, separating a nonresidential use from either a residential use or residential zoning district line or active farmland. Where an application is adjacent to a farmland assessed qualified farm, all filed maps and deed must contain a “farm notice” language consistent with the Ordinance. Adjoining Lot 78 appears to be a qualified farm, and property opposite the site from Route 33 and Colts Neck Road contain residential uses.
- b. **Section 188-63D** – No structure, disturbance, storage of materials or parking of vehicles shall be permitted in a buffer area. Access points from public roadways and utility infrastructure as well as fences along the rear property lines, as the case may be, shall be excluded from this subsection of this section. Utility infrastructure does not include stormwater management facilities. Stormwater retention/detention basins are not permitted within a buffer area. Grading, stormwater improvements, and a portion of a retaining wall are proposed with the farmland buffer to Lot 78, and grading, stormwater, and parking are proposed within the buffer along Route 33 and Colts Neck Road.
- c. **Section 188-78.2K(2)** – No off-street parking area shall be located within 50 feet of any tract boundary; whereas parking is proposed approximately 12 feet from both the Colts Neck Road and Route 33 rights-of-way.

The Applicant has requested the following design waivers with this application:

- a. **Section 188-107C** – The total number of required parking spaces is 144; whereas 141 are proposed.

In addition to the above, the following design waivers appear necessary for this application:



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- b. **Section 188-22** – The light intensity provided at ground level shall be a minimum of 0.3 footcandle anywhere and shall average a maximum of 0.5 footcandle over the entire area; whereas lighting levels with an average of 0.69 footcandles are proposed within the pavement areas.
- c. **Section 188-28** – Sight triangles shall be required at each quadrant of an intersection of streets, and streets and driveways serving uses other than one- and two-family dwellings. Any development requiring site plan approval shall provide sight triangles at each driveway with the driveway classified as a local street for purposes of establishing distances; no sight triangles are proposed on the Site Plan.
- d. **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; the two proposed driveways are 30 feet in width.
- e. **Section 188-106C** – Curbing between vehicular and pedestrian way shall be designed with period ramps from the street or parking grade to the sidewalk which shall be no less frequent than one every 65 feet and located in accordance with a pedestrian circulation plan; curb ramp spacing is in excess of 65 feet.
- f. **Section 188-107A** – Parking spaces shall be 19 feet in length; whereas 18 feet is proposed.
- g. **Section 188-107E** – Bicycle parking facilities shall be installed wherever significant attractors are established, including shopping centers. The number of spaces for bicycles shall be equal to at least 10% of the total required number of parking spaces for the first 100 spaces and 2% thereafter. Bicycle parking facilities or areas shall have a minimum capacity of six bicycles and shall be designed to provide secure anchoring for locking devices. If located in parking lots, bicycle facilities or areas shall be primarily located in the one-third of the parking lot located closest to the building. If located on sidewalks, the bicycle parking shall be located adjacent to a building entrance(s). Bicycle parking shall always be located outside of travel ways for motorized vehicles and pedestrians. Bicycle parking facilities are not proposed.
- d. **Section 188-224G** – For all loading and service areas, screening shall be a minimum of five (5) feet tall, shall be visually impervious and keep receptacles completely out of view; whereas proposed landscaping does not comply.
- e. **Section 188-225G(1)** – All site plan applications shall provide public sidewalks along the entire frontage of the subject property; whereas sidewalk is proposed along the frontage of the improvements but does not extend beyond the driveway on NJ State Highway 33 to the western property line.



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- f. **Section 188-225E** - Lighting fixtures shall be limited to heights of 24 feet for parking lots and 12 feet for pedestrian walkways; whereas light fixtures are proposed with a twenty-five (25) foot mounting height.
- g. **Section 188-225G(1)** – Pedestrian sidewalks located in front of commercial storefronts shall be eight feet wide and sidewalks abutting curb where cars overhang the sidewalk shall be six feet wide; the proposed sidewalk fronting the building is five feet wide.
- h. **Section 188-225G(2)** – All concrete shall be air-entrained, having a twenty-eight-day compressive strength of 4,500 psi; the proposed sidewalk detail identifies a 4,000 psi compressive strength at 28 days.
- i. **Section 188-225H(6)** – No stormwater shall spill over the retaining wall; whereas there are several locations where the curb elevation is higher than the retaining wall and the emergency spillway for basin 2 is designed to spill over the retaining wall.
- j. **Section 188-225H(7)** – Weep holes must be installed in all walls over three feet in height; whereas the retaining wall detail does not depict weep holes.
- k. **Section 188-225H(10)** – A safety railer hedge line is required for walls over 30 inches in height; whereas one is not proposed.
- l. **Section 188-226E** – Parking lots exposed to the public view shall be surrounded by a minimum of a three-foot-high, year-round visually impervious screen, hedge, or wall; proposed landscaping should be revised to provide a four-season, three (3) foot tall screen.
- m. **Section 188-228C** – No wall shall have a blank, uninterrupted length exceeding 50 feet without including a revealed pilaster, change in texture, color or material, change in plane, window, lattice or equivalent element; whereas the rear of the building exceeds 50 feet without an interrupted length.
- n. **Section 256-5A(4)** – Monument signs shall not be larger than 12 feet long by 3 feet tall, or 4 feet long by 10 feet tall, excluding the base which may be a maximum of 2 feet tall; the two proposed monument signs are 6 feet long by 12 feet tall and 6 feet long by 5 feet tall. The proposed measurements include the base of the sign; however, the base is not dimensioned on the detail.
- o. **Section 256-5A(4)** – The base of any monument sign shall be planted with shrubs and seasonal flowers; whereas the base of the secondary sign does not propose shrubs and flowers.
- p. **Section 256-5B(2)** – Each business located in a shopping center is permitted to have one façade sign, unless the shopping center is on a corner lot, in which case the business in the



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end unit located on the corner where roadways meet will be permitted two façade signs as long as each sign faces a different public roadway; the two proposed monument signs both face each direction of Route 33. The Applicant has requested waivers from providing the following required checklist submission items:

3. The Applicant has requested waivers from providing the following required checklist submission items:
 - a. **Checklist Item #17** – Written descriptions including metes and bounds for all easements, covenants and deed restrictions affecting the property in question.
 - b. **Checklist Item #59** – Location of any wooded areas, stone rows, tree rows, railroads, isolated trees >4" diameter and any other natural or man-made features.

The following required checklist submission items should be provided or waivers requested:

- c. **Checklist Item #26 and #39** – North arrow on Cover Sheet and reference meridian on all sheets.
- d. **Checklist Item #27** – Key map depicting the entire site plus 2,000 feet in all directions.
- e. **Checklist Item #40** – Key map with two hundred foot (200') offset shown.
- f. **Checklist Item #29 and #42** – Include State Planning Area (PA) designation.
- g. **Checklist Item #32 and #45** – Phone number and email address of the Owner of the property.
- h. **Checklist Item #33 and #46** – Phone number and email address of the Applicant.
- i. **Checklist Item #35** – Approval signature block for the Board Chairman & Secretary, Township Engineer, and Township Clerk.
- j. **Checklist Item #52** – Use designation of all lots within 200' of the parcel.
- k. **Checklist Item #56** – Proposed downspout locations and pipes shall be shown.
- l. **Checklist Item #60** – All overland and underground drainage conveyances within 2,000 feet that are down flow of the point of discharge and/or overflow of any on-site drainage system shall require a downstream analysis assuming failure of the on-site drainage system.
- m. **Checklist Item #61** – Dimensions from existing structures to the property lines.



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- n. **Checklist Item #64** – Provide table showing estimated sewerage disposal rate (GPD) using NJDEP criteria.
- o. **Checklist Item #65** – Location of existing wells and septic systems. Include County Board of Health application.
- p. **Checklist Item #66** – Location of existing and proposed utility lines including connection points.
- q. **Checklist Item #85** – Woodlands Management Plan.
- r. **Checklist Item #86** – Maintenance & Protection of Traffic Plan during construction.
- s. **Checklist Item #88** – Profiles of utility layouts.

4. Based on our review of the subject application, we estimate that the following fees are required:

a. **Nonrefundable Application Fees:**

Preliminary Major Site Plan (\$1,000 for building area up to 10,000 sf plus \$100 for each 1,000 sf beyond 10,000 sf):	\$2,591.20
Final Major Site Plan (50% of Preliminary):	\$1,295.60
Variance (\$500 plus \$50 per variance x 3 variances):	\$650.00
Subtotal:	\$4,536.80

b. **Professional Services Escrow Fees:**

Preliminary Site Plan (10,000 s.f to 50,000 s.f. building area):	\$10,000.00
Final Site Plan (1/3 Preliminary)	\$3,333.33
Bulk Variance:	\$2,000.00
Subtotal:	\$15,333.33

We recommend the Township collect \$4,536.80 in nonrefundable application fees and \$15,333.33 in professional services escrow fees from the Applicant prior to deeming the application complete. In addition, the Applicant will be required to pay all applicable revision fees as stipulated in the Township Ordinances.

5. The Applicant should be prepared to discuss the following issues with the Board:

- a. Overall operations associated with the use(s) and site, including but not limited to: hours of operation; number and nature of anticipated tenants; number of employees and employees



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per shift; loading/unloading, delivery/pickup and overall site circulation; refuse management, including mandatory recyclables and the path that would be taken from the building to the enclosure; landscaping, buffering/screening and overall site aesthetics; etc.

- b. The need for any lot consolidation of the existing properties subsequent to Site Plan approval, if granted.
 - c. The existing and proposed stormwater management of the property, including compliance with NJDEP regulations regarding quantity, quality and recharge.
 - d. 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.
 - e. The need for any improvements (curb, sidewalk, widening, right-of-way dedication; etc.) along either of the roadway site frontages should be discussed with the Board. Our office defers all comment regarding any improvements within the New Jersey State Highway Route 33 right-of-way to the NJDOT.
 - f. If any wall signs or directional signs are being proposed in addition to the two monument signs. The proposed illumination of the two monument signs shall also be discussed.
 - g. The need for a safety barrier at the top of the proposed retaining wall or around the two infiltration basins. A post and rail fence detail is provided on the plan, however, the location of a proposed fence is not indicated.
 - h. A sight triangle shall be provided at the Colts Neck Road/Route 33 intersection. It shall be determined if the sight triangle area shall be dedicated as part of the street right-of-way or identified as an easement. It is worth noting that Route 33 is a state highway and Colts Neck Road is a Township Road.
6. This application may be subject to the following outside agency approvals:
- a. Monmouth County Planning Board
 - b. Monmouth County Board of Health
 - c. Freehold Soil Conservation District
 - d. New Jersey Department of Transportation
 - e. New Jersey Department of Environmental Protection
 - f. Howell Township Municipal Utilities Department



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- g. Howell Township Shade Tree Commission
- h. Howell Township Environmental Commission
- i. Howell Township Police Department
- j. Howell Township Bureau of Fire Prevention
- k. 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.

Prior to application being deemed complete, the Board must act on the Applicant's request for the submission waivers outlined in Item #3 of our report. We recommend the Applicant comply with all applicable notification requirements as set forth in the Howell Township Land Use Ordinance and the Municipal Land Use Law.

Our office has prepared the attached Technical Engineering Review #1. 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/RO

cc: Howell Township Environmental Commission
Ronald Cucchiaro, Esq., Board Attorney
New Horizon Properties, LLC – Applicant
Stuart Challoner, PE – Applicant's Engineer
McDonough & Rea Associates, Inc. – Applicants Traffic Engineer
Kenneth L. Pape, Esq. – Applicant's Attorney



HOWELL TOWNSHIP PLANNING BOARD

New Horizon Properties, LLC

Preliminary and Final Site Plan

February 1, 2021

TECHNICAL ENGINEERING REVIEW #1

A. General

1. Revise the Site Plan and/or Architectural Plan so that the total building area and overall building footprint are consistent. Also depict the exterior door locations and the metal canopy from the Architectural Plan, on the Site Plan.
2. The 200-foot property owners list on the Cover Sheet is labeled Lot 77. Verify if this list also includes all properties within 200 feet of Lot 77.01.
3. The NJDEP wetlands letter of interpretation and the wetlands general permit numbers and dates shall be noted on the Site Plan upon receipt of same.
4. The Site Plan shall be revised to depict and label the 50' farmland buffer easement starting from the eastern property line and extending across the full length of the northern portion of the property adjacent to Lot 78. The Site Plan must also contain the "farm notice" language as described in Section 188-63A.
5. Provide a label for the proposed pavement material on the Site Plan for the parking areas and drive aisles.
6. Provide a label and detail for the proposed parking stall striping.
7. Depict the dimensions along each side of the proposed building on the Site Plan sheet.
8. Provide a detail for the proposed dumpster enclosure indicating at a minimum the dimensions, height, and material.
9. Revise all concrete details to note a minimum strength of 4,500 psi is required.

B. Grading and Stormwater Management

1. Provide additional spot shots throughout the loading area and within the sidewalk/parking row to the north of the building.



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2. Revise the two spot grades along the eastern parking row that depict a 1.5' curb.
3. Revise the emergency spillway at basin 2 so that any water overflowing the basin does not drain down a 2' retaining wall. Provide a detail for the basin 2 spillway, as was provided for basin 1.
4. Revise the 15" stormwater pipe leaving the outlet control structure from basin #2 so that it does not run beneath the proposed dumpster enclosure. Verify that this same pipe does not impact the construction of the retaining wall.
5. Verify if there is sufficient space between the proposed retaining wall and proposed concrete curb in the locations where a light pole and guide rail are also proposed. It appears there is only 4' between back of wall and face of curb.
6. Verify the retaining wall detail that is provided as it appears to be intended for bulkhead applications. Provide structural calculations for the wall as the height is in excess of 3'.
7. Depict the location of the roof leaders on the Drainage Plan, as well as provide the pipe material, size and invert elevations for the underground pipes. Revise the Proposed Drainage Area Map to show the breakdown for the roof to each drainage area.
8. Revise the Existing and Proposed Drainage Area Maps to label the names of the soil types on-site and depict the line separating the different soil types that are present.
9. Revise the Existing and Proposed Drainage Area Maps to show the flow path used for the time of concentration calculations for times in excess of 10 minutes in accordance with the TR-55 Manual.
10. Verify that the Scour Hole calculations in the Stormwater Management Report for HW 102 and HW 107 match the dimensions shown on the Drainage Plan and the Scour Hole Detail.
11. Revise the Pond Data in the Stormwater Management report for Basin A and B as follows:
 - a. Culvert [A] shall represent the elevation, size, slope, etc. of the outlet pipe.
 - b. Multi-stage shall be turned on for each orifice/weir that is being used.



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- c. The elevation of the top of the sand layer shall be considered the top of the basin. This would be elevation 97.0 for Basin 1 and 97.5 for Basin 2. Revise this on the Drainage Plan and the Basin detail in addition to the report.
 - d. Revise the first orifice of the outlet control structures so that they are above both the water quality storm elevation and also above the sand layer. Please note that it is acceptable for the water quality storm elevation to be above the sand bottom of the basin.
 - e. Revise the location of the outlet control structure based on the elevations of the basin berm.
 - f. Revise the top of grate elevations so that they are below the emergency spillway elevation.
12. Provide a maintenance access to each stormwater basin and provide a detail for same.
 13. Revise the stormwater Drainage Area Maps, calculations and the groundwater recharge analysis, so that the total drainage area for both the existing and proposed conditions are the same.
 14. The following revisions or additional information shall be provided with regards to the subsurface soil investigation:
 - a. Provide additional soil testing information to verify the seasonal high water table and the infiltration rates in accordance with Chapter 12 of the NJ BMP Manual. Special consideration should be taken to ensure the tests are in the location of the proposed basins, the quantity of tests per basin, the depth of the test, and the type of test (soil profile pit versus boring).
 - b. The information provided on the soil logs shall also be in accordance with Chapter 12 of the NJ BMP Manual.
 - c. Revise the Basin details to show the elevation of the seasonal high water table. A minimum separation of 2' is required between the seasonal high water table and the bottom of the sand layer.
 - d. The soil information that was presented represents a permeability rate of 0.15 in/hr at soil boring #2 which is located within the area of proposed basin 1. In accordance with the NJ BMP Manual for infiltration basins, the existing soils beneath the proposed infiltration (sand) area must have a minimum design permeability rate of 0.5 in/hr, which requires a minimum tested rate of 1.0 in/hr.
 15. Provide basin drain time calculations in the Stormwater Management report to demonstrate that each basin will empty within 72 hours.



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C. Utilities

While our office defers to the respective reviewing agency, we offer the following:

1. Provide the rim elevation for Sanitary Manhole 3.
2. Provide the location for the sanitary sewer connections to the proposed building, as well as the size, material, and slope of the lateral services to the proposed 8" main.
3. Identify the location of the proposed gas service from the building to the main as well as the electric and telecom services.

D. Landscaping

1. Revise the plans to shift proposed trees further away from the proposed retaining wall. Native trees may be carefully planted within buffer areas.
2. Our office does not recommend proposed Tb (Bald Cypress) to be used along the parking stalls at the site frontage due to its mature size. This species would be more suitable in open areas at the north end of the site, as well as along the basin at the Route 33 frontage.
3. The Applicant has proposed shade trees along Route 33 with an on-center spacing closer to thirty-five (35) feet apart, rather than the fifty (50) foot average. While additional trees are encouraged, due to proposed sidewalk, curb, overhead wires, parking stalls and site visibility concerns, our office would find a reduction in quantity acceptable. Also, due to the overhead wires and spatial constraints, the Applicant might consider a shade tree with a more open canopy, such as London Plane or Ginkgo or another similar.
4. Revise the 'Planting Schedule', sheet 2 of 2, to indicate a minimum size for all proposed shrubs, to prevent confusion during construction. Also, indicate the Township Engineer shall also be contacted to approve all plant substitutions and relocations.
5. Revise the tree planting detail, sheet 2 of 2, to indicate rigid, plastic, open mesh trunk guards for all proposed deciduous trees, to protect from the irreparable damage from buck rub. A detail of same should also be provided.



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E. Woodlands Management

1. It appears the Applicant has performed a site inventory of the proposed trees to be removed. Revise the plans to provide tree replacement calculations, in accordance with Section 188-194.
2. Revise the plans to graphically depict and specifically label tree protection fencing at the limits of disturbance, in accordance with Section 188-191.
3. It appears the Applicant might be able to retain two (2) of the existing maple trees located along Colts Neck Road. This should be reviewed and discussed with our office.

F. Lighting

1. Revise the Lighting Plan to indicate the proposed color and finish for all proposed fixtures. Also, revise the plans to indicate timers and hours of operation.
2. Revise the plans to provide full manufacturers' catalog cuts, including the proposed light pole, to prevent confusion during construction. Also, provide isolux patterns and details with a scale and graph.
3. Revise the plans to provide light pole foundation details, for further review.

G. Signs

1. Revise the 'Monument Sign Detail' to provide the following note: Sign supports and support foundations shall be designed to sustain minimum design loadings for dead, live, wind and seismic conditions, in accordance with the Building Code having jurisdiction.
2. Revise the 'Monument Sign Detail' to dimension the height of the base of the sign.
3. Revise the plans to indicate the proposed illumination method for the monument signs, for further review. Also, indicate proposed colors and finish.
4. The secondary monument sign appears to be depicted on the plan as 6 feet in width. Verify if the sign will contain a footing that will further extend beyond 6 feet underground. There is approximately 2 feet horizontally shown between the sign and the 14" x 23" stormwater pipe.



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H. **ADA (Americans with Disabilities Act)**

1. We defer compliance with ADA requirements to the Construction Code Official. At a minimum, our office offers the following comments:
 - a. Revise the plans to provide a five (5) by five (5) 'U' turn pad at the terminus of the proposed sidewalk along Colts Neck Road, to ensure a barrier free accessible route, in accordance with ADA requirements. Additionally, all sidewalks in excess of 200' in length shall provide a five (5) by five (5) foot passing space.
 - b. Provide ADA signs at the two ADA parking stalls closest to the Dollar General entrance.
 - c. Revise the Site Plan or the ADA sign detail to note when the van accessible placard is required. The height dimension on the ADA sign detail shall be revised to depict a minimum height of 5' to the bottom of the van accessible placard, when it is required.
 - d. Provide detailed grade shots at both the top and bottom of all curb ramps to ensure ADA compliant slopes.
 - e. Identify the locations for the ADA detectable warning mats on the Site Plan.
 - f. The ADA curb ramp detail notes a maximum slope of 1:8 (12.5%). Revise the detail to note a maximum slope of 1:12 (8.3%).

I. **Traffic Circulation and Parking**

1. Graphically depict the sight triangles at the two proposed driveways along Colts Neck Road and Route 33 as well as at the intersection of the two streets.
2. Provide a circulation plan for a fire truck, garbage truck, and the largest expected delivery truck.
3. Dimension the loading zone widths.
4. Dimension all curb radii within the parking area and drive aisles.
5. A detail for a bollard has been provided on the plans but the location is not identified on the Site Plan.



Howell Township Planning Board
Re: New Horizon Properties, LLC (SP-1078)
Preliminary and Final Major Site Plan - Engineering Review #1

February 1, 2021
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J. **Environmental**

1. Submit a Site Investigation report to address the potential for historic pesticide contamination in accordance with Ordinance §188-26.1 "Historic Pesticide Site Sampling Procedures," as it appears that at least portions of the site have been historically farmed.
2. Indicate if a Preliminary Assessment or Phase I Environmental Assessment (In accordance with the NJDEP's Technical Requirements for Site Remediation at NJAC 7:26E or the ASTM 1527-13 guidelines, respectively) has been generated. We note that the NJDEP GEOWEB online resource shows there is an active site remediation case and that there are several groundwater monitoring wells onsite. Any NJDEP Site Investigation reporting should be forwarded to this office for our files.
3. While it is acknowledged that the NJDEP regulates impacts to freshwater wetland transition areas within the Freshwater Wetlands Protection Act rules, we note that there is one portion of the proposed wall for the internal circulation driveway, adjacent to wetlands boundary flag A12, that is less than the required 20 feet separation from the wetlands boundary (please refer to NJAC 7:7A-8.2(c)1).
4. A note should be added to the plans that states any imported fill needs to meet the definition of Clean Fill, pursuant to the Technical Requirements for Site Remediation (as found at NJAC 7:26E-1.8).