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August 13, 2021

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

Re: AATZ Holding, LLC (SP-1091)
Preliminary and Final Major Site Plan – Engineering Review #1
Block 183, Lot 79.01 and 79.02
Location: 450 & 454 Colts Neck Road
Zone: HD-3 (Highway Development 3)
Our File: HHWP0183.18

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 (15 sheets) prepared by InSite Engineering, LLC, dated June 25, 2021, unrevised;
- Boundary & Topographic Survey prepared InSite Surveying, LLC, dated May 27, 2021, last revised June 25, 2021;
- Architectural Floor Plans and Elevations (3 sheets) prepared by S.O.M.E. Architects dated June 25, 2021, unrevised;
- Environmental Impact Report prepared by InSite Engineering, LLC dated June 25, 2021, unrevised;
- Stormwater Management Report prepared by InSite Engineering, LLC dated June 25, 2021, unrevised;
- Stormwater Management Operations and Maintenance Manual prepared by InSite Engineering dated June 25, 2021, unrevised;
- Submission Waiver Request Letter, prepared by InSite Engineering, LLC dated June 28, 2021;
- A development application and checklist.

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CONSULTING AND MUNICIPAL ENGINEERS

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

1. Project Description

The existing Lot 79.01 and Lot 79.02 (2.14 acres and 1.96 acres, respectively) are located within an HD-3 Zone District and contain 350 feet of frontage along the west side of Colts Neck Road, approximately 1,000 feet north of the Route 33 intersection. The site is completely unimproved with a tree row along the site frontage and partially along the southern side property line, as well as trees scattered throughout the property. There is currently no access to the site.

The Applicant proposes to develop the properties by constructing a one-story, 2,815 s.f. building for use as a microbrewery. Additionally, the project is proposing a hops fields, 30' x 60' open pavilion, 20' x 20' shed, patio area outside of the building with overhead pergola, outdoor grass seating area, and a small office space within the brewery. Access to the site will be provided by two full-movement driveways along Colts Neck Road to two separate parking areas. The larger parking area is proposed as a gravel surface and the smaller parking area is proposed to be paved. Additional improvements consist of landscaping, lighting, a refuse enclosure and an aboveground stormwater management basin. The building is proposed to be serviced by private well and septic system for water and sanitary sewer.

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 s.f.	178,615 s.f. (4.10 Ac.)
Minimum Lot Frontage	150 feet	350.2 feet
Minimum Front Yard Setback	60 feet	126.6 feet
Minimum Side Yard Setback	25 feet	107.0 feet
Minimum Rear Yard Setback	25 feet	278.0 feet
Maximum Impervious Coverage	70%	18.5%
Maximum Building Height	45 feet	24 feet
Location of Accessory Buildings	Side or rear yards only, set back at least twice their height.	77 feet (Shed)



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(EC) – Existing Condition, (V) – Variance Required

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

- a. **Section 188-12A** – Fences shall not be higher than four feet unless set back from the street line the minimum setback required for the zone. A 6-foot high wooden split rail fence is proposed within the front yard area.
- b. **Section 188-63D** – No structure, disturbance, storage of materials or parking of vehicles shall be permitted in a buffer area; whereas proposed improvements are located within the fifty-foot buffer area from the northern, southern and eastern property lines.
- c. **Section 188-63E** – A required buffer between residential and a commercial development shall contain a fifty-foot-wide, four-season buffer. The buffer shall consist of at least two of the following: (1) Landscaped, fencing or walls at least 10 feet high; (2) landscaped berm at least six feet high; (3) a building setback, measured from the buffer line, of at least 200 feet; (4) a parking area setback at least 100 feet and screened as required under the off-street parking provisions. Currently, none of these requirements are met.

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

- a. **Section 188-106A** - Driveways with widths exceeding 24 feet shall be approved by the Planning Board giving consideration to the width, curbing, traffic flow, radii of curves, and traffic lane divider; whereas the two (2) proposed driveways are 30 feet and 35 feet in width.
- b. **Section 188-106F(1)** - Areas of ingress and egress, loading and unloading areas, major interior driveways and aisles, and other areas likely to experience similar heavy traffic shall be paved with not less than four inches of compacted base course and a minimum two-inch-thick compacted wearing surface of bituminous concrete. The project is proposing a gravel drive aisle and parking lot.
- c. **Section 188-225G(1)** – All lots shall have private walkway access to a public sidewalk in the right-of-way. All site plan applications shall provide public sidewalks along the entire frontage of the subject property. The application is not proposing a public sidewalk along the frontage nor a walkway to the public sidewalk.
- d. **Section 188-225C** –Front yard fences shall not exceed four feet in height above ground level; whereas the proposed wooden split rail fence is 6 feet high.



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3. The Applicant has requested waivers from providing the following required checklist submission items:

- a. **Checklist Item #10** – Submission to Monmouth County Planning Board
- b. **Checklist Item #11** – Submission to Freehold SCD
- c. **Checklist Item #14** – National Resource Inventory (NRI).
- d. **Checklist Item #16** – Traffic Report.
- e. **Checklist Item #17** – Proposed written description including metes and bounds.
- f. **Checklist Item #65** – Location of existing and proposed wells and septic systems, including County Board of Health application.
- g. **Checklist Item #88** – Profiles of utility layouts.

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

- h. **Checklist Item #4** – Previous Planning and/or Zoning Board approvals
- i. **Checklist Item #86** – Maintenance & Protection of Traffic Plan during construction
- j. **Checklist Item #87** – Profiles and cross sections of all streets, common driveways or private roads.

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	
(Other than Residential - \$15 for each parking space (43))	\$645.00
Final Site Plan (½ preliminary)	\$322.50
Bulk Variance (\$500 plus \$50 per variance (3))	\$650.00
Subtotal:	\$1,617.50

b. **Professional Services Escrow Fees:**



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Preliminary Site Plan (Less than 10,000 s.f. Building Area – Major)	\$5,000.00
Final Site Plan (1/3 Preliminary)	\$1,666.66
Bulk Variance	\$2,000.00
Subtotal:	\$8,666.66

We recommend the Township collect \$1,617.50 in nonrefundable application fees and \$8,666.66 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 uses and site, including but not limited to: hours of operation; number of employees and employees per shift; loading/unloading, delivery/pickup and overall site circulation; refuse management, including mandatory recyclables; landscaping, buffering/screening and overall site aesthetics; etc.
 - b. The use of the hops field and if everything grown on site will be for the brewery operation.
 - c. The number of anticipated seats located outside of the building within the concrete patio, pavilion, and grass seating areas and the number of parking spaces that would be required to reflect this.
 - d. If the two (2) existing Lots will be consolidated as part of this application.
 - e. If any signs other than the proposed monument sign are anticipated. In accordance with Section 256-5B(4), more than one (1) type of sign will require relief from the Board.
 - f. A traffic report has not been provided. The Applicant shall provide a summary of the anticipated traffic impact.
 - g. Indicate how the proposed parking stalls and traffic arrows within the gravel parking lot will be delineated.
 - h. The proposed stormwater management of the property, including compliance with NJDEP regulations regarding quantity, quality, groundwater recharge, and green infrastructure. Additionally, discuss compliance with the Dam Safety standards.



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- i. 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.
 - j. The need for any improvements (curb, sidewalk, widening, right-of-way dedication; etc.) along the roadway site frontage.
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. Howell Township Municipal Utilities Department
 - e. Howell Township Shade Tree Commission
 - f. Howell Township Environmental Commission
 - g. Howell Township Police Department
 - h. Howell Township Bureau of Fire Prevention
 - i. 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 the 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.



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Very truly yours,
CME Associates

Jordan A. Rizzo, PE
Planning Board Engineer's Office

JAR/ROM

cc: Howell Township Environmental Commission
Ronald Cucchiaro, Esq. – Board Attorney
Justin Yost – Community Development
Claire Petruzzella, PE, PP, CME – Assistant Township Engineer
AATZ Holding, LLC – Applicant
InSite Engineering – Applicant's Engineer
Michael Wenning, Esq. – Applicant's Attorney



HOWELL TOWNSHIP PLANNING BOARD

AATZ Holding, LLC

Preliminary and Final Major Site Plan

August 13, 2021

TECHNICAL ENGINEERING REVIEW #1

A. General

1. Revise the Planning Board Signature Block to provide a signature line for the Township Engineer instead of the Board Engineer.
2. The portions of the sight triangles that are within the subject property should be included as a sight triangle easement.
3. Indicate that a 50-foot residential buffer is required along the front property line on the Site Layout Plan.
4. Provide a truck turning movement plan for a fire truck accessing both the northern and southern driveways.
5. Revise all details to indicate a minimum concrete strength of 4,500 PSI. The concrete sidewalk detail shall indicate a minimum subgrade of 6 inches and the concrete pad shall indicate a minimum concrete thickness of 6 inches.
6. Extend the limits of the proposed curb along the frontage of the property the full length of the property. The proposed curb shall be off-set 16 feet from the roadway centerline to provide a 12 foot lane and 4 foot shoulder similar to other recent developments along Colts Neck Road. This should be dimensioned on the Site Layout Plan.
7. Provide a note on the Site Layout Plan that asphalt restoration in the right-of-way shall comply with Section 277-34.
8. A detail for a 4-foot tall fence is provided; however, the proposed fence is indicated to be 6-feet tall. Also verify that the proposed fence is located outside of the sight triangles.

B. Site Grading

1. Revise the contours at the southern driveway and parking lot as they appear to run through the curb, suggesting a flush curb, whereas a 6 inch curb should be provided.



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2. Revise the slope in the sidewalk to the north of the building as it exceeds 2%.
3. Verify the grading through the pavilion. The concrete is sloped to the east; however, the existing grades around it are sloped to the west. The ridge/high points shall be clarified. Additionally, it appears the intent is for this stormwater to be tributary to one of the proposed basins in Watershed A. We recommend installing yard inlets as necessary to ensure this water will make it to one of the two systems. The slopes from west to east near the pavilion are almost flat.
4. Verify the proposed 106 contour to the west of the gravel parking area. There appears to be a second 106 contour and 105.95 grade elevations that would create low points.

C. Stormwater Management

1. The stormwater management design is proposing to discharge stormwater to Colts Neck Road at grade via a flared end section. There is an approved residential subdivision project located across Colts Neck Road which is installing a series of B-inlets and storm sewer main along the road. The plan should be revised to propose a B-inlet on the west (subject) side of Colts Neck Road at the southern end of the property and provide a minimum 15 inch storm main that crosses the road to tie into a new inlet.
2. Identify the footprint limits of the sand bottom of the infiltration basin on the Grading, Drainage and Utilities Plan.
3. Revise the watershed subareas in Section 2 and 3 of the stormwater management report, as well as the post development areas in Section 4, to match the correct values in the Existing and Proposed Drainage Area Maps.
4. Demonstrate compliance with the water quantity standards by indicating the 2-, 10-, and 100-year reductions for both drainage areas. The proposed flow rates are not reduced by 50%, 25% and 20% accordingly.
5. Verify the pipe size for device #1 for the basin in the stormwater management report. The plans indicate a 12" pipe at elevation 101.20 and the report indicates an 8" pipe at elevation 102.00.
6. Indicate the size of the weir and the rim elevation for the outlet control structure on the Grading, Drainage and Utilities Plan. The weir is noted as 4 feet wide in the stormwater management report.



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7. Provide a detail for the aboveground infiltration basin and update the detail for the pervious paving system. Where applicable, the details shall include the seasonal high water table elevation and a note stating a 2 foot separation to the bottom of the basin/sand bottom is required, the elevation of each storm event including the water quality storm, basin berm and emergency spillway elevations, and stone/sand thickness.
8. Revise the Pond Summaries for both systems in the stormwater management report so that exfiltration is not included in water quantity calculations. Once this is revised, provide a separate calculation clearly demonstrating the basin drain down times.
9. The water quality requirements are not satisfied. 80% TSS removal is required for the project. It appears the stormwater management report is identifying 80% TSS removal for 80% of the impervious or drivable surfaces. 80% TSS removal shall be provided for all of the impervious or drivable surfaces. We recommend proposing inlets at the bottom of the driveways to collect and treat this stormwater before it leaves the site.
10. The water quality hydrographs should separate watershed A1 and A2 as they are both tributary to different systems. The water quality storm should then be run for both the infiltration basin and the pervious paving system.
11. The groundwater recharge requirements are not satisfied. The entirety of the 2-year storm is infiltrated into the aboveground infiltration basin; however, pervious paving systems designed with an underdrain cannot be used to satisfy groundwater recharge requirements.
12. Clarify how stormwater from the pavilion will be collected, whether discharged at grade or piped underground.
13. Emergency spillway calculations are included in the appendix of the stormwater management report. Identify the location of the emergency spillway on the Grading, Drainage, and Utilities Plan and provide a detail for same. The report indicates an elevation of 106.00; however, the spillway should be lower than the top of berm that surrounds a majority of the basin.
14. The Emergency Spillway section of the stormwater management report indicates the top of the berm has been set 1 foot above the emergency spillway; however, this does not appear to be the case.
15. Soil test pit #2 completed a permeability test 3 feet below the existing surface in a sand layer, which is 1 foot below the proposed basin surface elevation. However; there is an existing clay layer that is located only 6 feet below the proposed basin elevation. This



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layer should also be tested. There were similar findings for soil test pit #3 which is also located in the area of the proposed basin.

16. Soil test pit #3 located within the area of the proposed infiltration basin demonstrated a field tested permeability rate of 0.9 in/hr; whereas the minimum field test rate shall be 1.0 in/hr or greater.
17. At least three (3) additional soil tests shall be conducted in the area of the proposed pervious paving system to determine the seasonal high water table and the infiltration rates. Testing shall be completed in accordance with Chapter 12 of the NJ BMP.
18. Verify outlet structure name between Grading, Utility, and Drainage Plan and the detail. Additionally, verify the outlet pipe diameter between the Grading, Drainage, and Utilities plan, and both plan views in the outlet control structure detail.
19. Revise the pervious gravel pavement section detail to note the bottom of the system as elevation 102.00, as the height is variable but the bottom of the system should be flat.
20. Demonstrate that the maximum drainage area to the pervious paving system is less than 3 times the area of the system itself.
21. Indicate the invert of the roof leaders into the pervious paving system as roof runoff must not bypass the surface course unless other measures are provided.
22. Indicate if the pervious paving system will have a pipe leaving the basin above the 100-year storm elevation, demonstrating that the 100-year storm will be infiltrated, or provide an outlet control structure to satisfy the water quantity requirements.
23. Verify the height dimension noted on the trash rack is tall enough to cover the top of the outlet structure.
24. Provide conduit outlet sizing calculations for FES-2 and update the detail accordingly.
25. Provide the invert for inlet A1 on the Grading, Drainage and Utilities Plan.
26. Provide pipe capacity calculations for all proposed stormwater pipes.
27. In accordance with NJAC 7:8-5.2(m) a deed notice for the stormwater management system shall be submitted for review prior to recording with Monmouth County.



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D. Utilities

1. The Application indicates that existing public water service is not available to the property; however, there is an approved residential subdivision project located across Colts Neck Road which is extending a water main within the right-of-way; thereby providing public water.

E. Landscaping

1. Our office strongly recommends a Licensed Landscape Architect prepare the landscape plans for this site. Currently, the Applicant has provided minimal plant material in landscaped beds that directly follow the outline of all proposed improvements, with no sense to their placement, their function or enhancement to the site.
2. Parking lots exposed to the public view shall be surrounded by a minimum of a three (3) foot high, year round visually impervious screen, hedge or wall, in accordance with Section 188-226E. It appears additional landscaping should be provided to meet this requirement.
3. Along each street line a five (5) foot strip, measured from the right-of-way, shall be provided suitably landscaped, in accordance with Section 188-226F; whereas no landscaping is provided.
4. Revise the plans to provide an evergreen screen at a minimum height of five (5) feet tall for the proposed trash enclosure, in accordance with Section 188-224G. Currently, the Applicant has provided a three (3) foot tall screen.
5. The Applicant has provided only one (1) shade tree species for the entire site. Our office recommends additional species to be used and at a minimum, an oak species seems appropriate based on the proposed brewery's name.
6. The Applicant has provided ornamental trees around the perimeter of the proposed parking lot. Our office recommends providing shade tree species as this area is not spatially constrained to require a small tree.
7. The Applicant has proposed one (1) species for a staggered evergreen row along the north property line and half the length of the south property line for a total of 120 TS (Green Giant Arborvitae). Our office does not find a monoculture acceptable as it increases the chance for the spread of insects and disease.



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8. Our office recommends providing a planting palette that is mostly deer resistant, due to the intense deer pressure in the area. Currently, the Applicant has proposed TO (Emerald Green Arborvitae) and RR (Knockout Rose) which are severely damaged by deer.
9. Our office recommends providing shade trees in close proximity to the proposed open pavilion to provide future shade for this area.
10. Revise the plans to provide specific seed mix and appropriate plant material for the proposed basin, for further review.
11. Revise the plans to indicate the proposed disposition for all open areas, such as lawn, stone, mulch, etc., to prevent confusion during construction.
12. Revise the 'Tree & Shrub Planting & Staking' detail, sheet 10 of 15, to graphically depict and specifically label rigid, plastic open mesh trunk guards for all deciduous trees, to prevent the irreparable damage from buck rub. A detail of same should also be provided. Also, both planting details should indicate that no mulch shall come into contact with the root flare.

F. **Woodlands Management**

1. Revise the plans to provide a note that a tree removal permit shall be secured prior to any site disturbance, in accordance with Section 188-193.

G. **Lighting**

1. The Applicant has indicated the average footcandles for the proposed parking area is 0.40 footcandles. However, based on the values depicted on the plans, it does not appear 0.40 footcandles is the average. The Applicant should review and revise the plans to provide the average footcandles for the proposed parking areas and not over the entire property.
2. Revise the plans to provide the manufacturer's catalog cut for the proposed light pole, to prevent confusion during construction. Also, provide isolux pattern details, to include a scale and graph.
3. Revise the Light Pole Detail to indicate concrete strength of 4500 psi. Currently, 3500 psi is indicated.



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H. **ADA**

1. We defer compliance with ADA requirements to the Construction Code Official. At a minimum, our office offers the following comments:
 - a. The ADA parking spaces shall be located on the shortest accessible route to the public entrance. Relocate the proposed ADA parking spaces to the northern parking lot and provide a curb ramp as appropriate.
 - b. The diagonal slope through the ADA parking spaces exceeds 2%. When the spaces are relocated, ensure the slope is less than 2% in all directions.
 - c. The ADA parking signs shall be located behind the curb to avoid reducing the total length of the parking stalls to less than 19 feet.

I. **Signs**

1. Revise the maximum number of signs in the Signage Compliance Chart to indicate one (1) in accordance with Section 256-5B(4).
2. 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.

J. **Environmental**

1. The Applicant needs to conduct soil sampling and analysis for pesticides, arsenic and lead in accordance with Section 188-26.1 Historic pesticide site sampling procedures, as it appears that portions of the property have been farmed.
2. 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).
3. In accordance with Section 188-6 A(2), the EIS needs to include an inventory to be accompanied by a log indicating the dates, times, weather conditions, and specific site locations of the on-site inspections.