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January 13, 2022

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

Re: 90 Industrial Court, LLC (SP-1098)
Preliminary and Final Major Site Plan – Engineering Review #1
Block 168.01 Lot 2 & Block 168, portion of Lot 36.04 (Proposed Lot 4)
Location: Industrial Court
Zone: SED (Special Economic Development)
Our File: HHWP0168-10

Dear Board Members:

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

- Preliminary and Final Major Site Plan (11 sheets) prepared by Crest Engineering Associates Inc., dated August 20, 2021, unrevised;
- Architectural Floor Plan and Elevations (2 sheets) prepared by Perez + Radosti Associates, dated November 12, 2021, unrevised;
- Auto Turn Circulation Plan (1 sheet) prepared by Crest Engineering Associates Inc., dated August 20, 2021, unrevised;
- Boundary and Topographic Survey (1 sheet) prepared by Crest Engineering Associates Inc., dated May 12, 2021, last revised August 27, 2021;
- Stormwater Management Report prepared Crest Engineering Associates Inc. dated August 20, 2021, unrevised;
- 2,000 Foot Downstream Drainage Impact Report prepared by Crest Engineering Associates Inc., dated August 20, 2021, unrevised;
- Traffic Impact Analysis prepared by McDonough & Rea Associates, Inc., dated November 17, 2021, unrevised;
- Natural Resource Inventory Report prepared by Crest Engineering Associates, Inc., dated August 20, 2021, unrevised;



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- Environmental Impact Statement prepared by Crest Engineering Associates Inc., dated August 20, 2021, unrevised;
- Submission Letter prepared by Heilbrunn Pape, LLC, dated December 1, 2021;
- Howell Township Utilities Department Application;
- Freehold Soils Conservation District Application;
- Monmouth County Planning Board Application;
- Prior Resolution of Approval, approved March 18, 2021, memorialized April 15, 2021;
- A development application and checklist.

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

1. Project Description

The subject tract is located within the SED Zone District and consists of existing Lot 2, a 4.34 acre property with frontage along Industrial Court, and proposed Lot 4, a 4.69 acre property which is a proposed subdivided lot of the current overall Lot 36.04. The Vanderveer Industrial Partners, LLC (AKA Cyprus Holdings, LLC) subdivision project was recently approved by the Planning Board in March 2021, and the Applicant is currently seeking Resolution Compliance for same. Following final approvals for the pending subdivision, proposed Lot 4 will also have frontage along Industrial Court, which is proposing to extend the terminus of Industrial Court to loop the public street back to Vanderveer Road. Currently, Lot 2 is improved with a warehouse/office building that is occupied by Janico, a janitorial equipment supplier. The area associated with proposed Lot 4, located within existing Lot 36.04, is primarily undeveloped and contains a garage, dirt paths, and appears to have been previously used for agricultural uses. Public sanitary sewer and water are not available to the property; however, a water main is proposed to be installed along the front portion of proposed Lot 4 to provide fire water service to the site.

The Applicant proposes to construct a 70,320 sf warehouse/office building on proposed Lot 4 which will consist of 63,288 sf of warehouse space and two separate office spaces totaling 7,032 sf. The building will provide 16 loading docks spaces plus two (2) additional drive in ramps, as well as 51 total passenger vehicle parking spaces throughout the site. Access to proposed Lot 4 is provided via two (2) new full movement driveways to the north of the building



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along Industrial Court which will be used for access to one of the car parking lots. Another point of access to proposed Lot 4 will be via the existing driveway within the north side of Lot 2, which will be widened, and will provide tractor trailer and passenger vehicle access to both lots. A shared driveway easement is also proposed in this location. A second driveway to Lot 2 also exists along the western property frontage, and is not proposed to be modified. Lot 2 also provides nine (9) existing tractor trailer spaces and 84 passenger vehicle parking spaces, which is proposed to be reduced by 5 spaces from the existing 89 total spaces to create room for a remote trash enclosure. Lot 2 will now provide one (1) new trash enclosure and proposed Lot 4 will provide two (2) trash enclosures. The proposed building is to be serviced by two onsite septic disposal systems and a well system for domestic water. Following the improvements associated with the pending subdivision application, a water main will be installed along the frontage of proposed Lot 4 which will provide fire service to the property. Stormwater management will be addressed through the construction of four (4) total aboveground infiltration basins, consisting of three (3) basins within proposed Lot 4 and a fourth located within a previously wooded area within Lot 2. Additional improvements within proposed Lot 4 consist of landscaping and lighting.

2. Zoning Compliance

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

Description	Required	Existing Lot 2	Proposed Lot 4
Minimum Lot Area	120,000 s.f.	189,066 s.f.	204,119 s.f.
Minimum Lot Frontage	200 feet	790 feet	342 feet
Minimum Front Yard Setback	60 feet	109.5 feet	94.1 feet
Minimum Side Yard Setback	Greater of 50 feet or building height (45 feet)	110.4 feet	58.7 feet
Minimum Rear Yard Setback	50 feet	89.8 feet	51.9 feet
Maximum Impervious Cover	70%	65.3%	61.9%
Maximum Building Height	45 feet	30 feet ±	45 feet



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Location of Accessory Buildings	Side or rear yard only setback 2x building height	N/A	N/A
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(EC) – Existing Condition (V) – Variance

The following existing conditions appear to remain pertinent to the site:

- a. **Section 188-106A** – The center lines of access driveways shall be at least 30 feet from any property line; whereas the centerline of the existing driveway along the north side of Lot 2 is located less than 30 feet from proposed Lot 4.
- b. **Section 188-106F(1)(a)** – On industrial applications, a thirty-foot-wide circulation aisle must be maintained for emergency purposes; whereas the existing circulation aisle within Lot 2 is 25 feet.

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

- a. **Section 188-10** – Signs shall be subject to Chapter 256.
 - i. **Section 256-5B(4)** - Any legally existing business that is not located on Route 9 or Route 33 or that is not located on a corner is permitted to have one type of sign; whereas one (1) monument sign and three (3) wall signs are proposed.

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

- a. **Section 188-22** – The light intensity provided at ground level shall be minimum of 0.3 footcandles anywhere and shall average a maximum of 0.5 footcandles over the entire area; whereas the Applicant proposes a minimum of 0.0 footcandles and an average of 2.03 footcandles.
- b. **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 existing and proposed driveways exceed 24 feet wide.
- c. **Section 188-106G** – All areas between the parking and the building shall be landscaped; whereas no landscaping is provided along the westerly side of the proposed building due to the loading bays.



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- d. **Section 188-195A** – All required replacement trees shall be planted on the site from which trees were removed if possible. A waiver from any portion or all of the required on-site replacement may be granted by the approving board and shall be based upon documented practical and physical difficulties and undue hardship related to conditions of the site from which trees are to be removed. The comments and recommendations of the Board Engineer in consultation with the Certified Tree Expert, Shade Tree Commission, and Environmental Commission shall be solicited in determining whether a requested waiver is required. Currently, the Applicant is proposing to remove the majority of trees on the site. Based upon our review, it does not appear the Applicant will be able to comply with replacement requirements and should seek a waiver to make contribution to be deposited in the Township Tree Fund due to limited available planting area.
 - e. **Section 188-215R(2)** – The Applicant has not fully satisfied the stormwater runoff quantity standards. The maximum allowable peak flow rate to the southern point of analysis is 0.01 CFS, whereas 0.03 CFS is proposed.
 - f. **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; whereas no sidewalk is existing or proposed along the frontage of either lot, nor is a private sidewalk access provided from the right-of-way to the buildings.
 - g. **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. The maximum spacing between such articulations shall be 40 feet. The minimum projection or depth of any individual articulation shall not be less than three feet. Roofline offsets shall be provided along any roof measuring longer than 75 feet in length in order to provide architectural interest and variety to the massing of a building and relieve the negative visual effect of a single, long roof. The northern, southern and eastern elevations contain uninterrupted lengths exceeding 50 feet. Additionally, rooflines on all four sides of the building exceed 75 feet without a roofline offset.
 - h. **Section 188-228D** – Developments with facades over 50 feet in linear length shall incorporate wall projections or recesses a minimum of 3 foot depth and shall extend over 10% of the façade; whereas no wall projections or recesses are proposed along any side of the building.
3. The Applicant has not requested a waiver from providing any checklist item(s); however, the following required checklist submission items should be provided or waivers requested:
- a. **Checklist Item #17** – Proposed written descriptions.



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- b. **Checklist Item #18** – All written explanations for waiver requests.
 - c. **Checklist Item #43** – Property lines shown length in feet and hundredths, bearings in degrees, minutes, and seconds.
 - d. **Checklist Item #45** – Phone number and email of the Owner of the property.
 - e. **Checklist Item #46** – Phone number and email of the Applicant.
 - f. **Checklist Item #51a** – Description of any proposed machinery operations, products, by-products and processes to be contained on the site.
 - g. **Checklist Item #51c** – A statement on the anticipated number of shifts and number of employees per shift.
 - h. **Checklist Item #53** – Topography of the parcel and surrounding area. All elevations based on NAVD 1988 with source noted.
 - i. **Checklist Item #86** – Maintenance & Protection of Traffic Plan during construction.
4. Based on our review of the subject application, we estimate that the following fees are required:

a. **Nonrefundable Application Fees:**

Preliminary Site Plan: \$1,000 for building area over 10,000 s.f. + \$100 per each 1,000 s.f. over 10,000 sf	\$7,032.00
Final Site Plan: ½ preliminary	\$3,516.00
Bulk Variance: \$500 plus \$50 per variance (1)	\$550.00
Subtotal:	\$11,098.00

b. **Professional Services Escrow Fees:**

Preliminary Site Plan: 50,001 to 100,000 s.f building area	\$20,000.00
Final Site Plan (1/3 preliminary)	\$6,666.67
Bulk Variance	\$2,000.00
Subtotal:	\$28,666.67

We recommend the Township collect \$11,098.00 in nonrefundable application fees and \$28,666.67 in professional services escrow fees from the Applicant prior to deeming the



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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. Should the Board act favorably on the subject application, our office recommends a condition of any approval shall require the Vanderveer Industrial Partners, LLC subdivision project first receive Resolution Compliance from the Planning Board and the Final Plat be perfected and recorded with Monmouth County.
 - b. Anticipated operations associated with the proposed use and overall site, including but not limited to: nature of proposed tenants; hours of operation; number of employees and employees per shift; truck/trailer traffic, loading/unloading and overall site circulation; refuse management, including mandatory recyclables; buffering/screening and overall site aesthetics; etc.
 - c. Whether the two lots are to be consolidated. The plan appears to indicate two separate lots, whereas the application and cover letter states that the two lots will be merged. For the purposes of our review, the development will remain two separate lots.
 - d. If there will be any conflicts with the passenger vehicles driving through the truck court on proposed Lot 4 to access the parking area to the south of the proposed building.
 - e. Verify that the proposed building height complies with the 45-foot requirement in accordance with the "building height" definition. The Architectural Elevations would appear to indicate that the building height is greater than 45 feet as the measurement is shown above the average grade.
 - f. Compliance with Section 188-79B(6) regarding the number of tenants. Buildings with a gross floor area in excess of 40,000 sf shall permit multiple tenants provided that the minimum tenant space is not less than 5,000 sf. We note that the two proposed offices are less than 5,000 sf each.
 - g. The proposed signage. The Architectural Elevations indicate one (1) new monument sign and three (3) new wall signs on the proposed building; however, the Site Plan does not indicate the location of any proposed signs. Information regarding the proposed signs shall be added to the Site Plan set to verify compliance with the setback and landscaping requirements related to signs.
 - h. It appears the proposed shared entrance drive aisle currently has existing, non-functioning light fixtures which are proposed to be removed. The proposed wall mounted fixtures do



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not adequately illuminate this area between both buildings. The plans shall be revised to provide a minimum of 0.50 footcandles throughout the pavement surface.

- i. If any green building practices will be provided in accordance with Section 188-224H.
 - j. Compliance with Section 188-228I regarding screening the view of air-conditioning units, HVAC systems, etc. from the public right-of-way.
 - k. The stormwater management of the property, including compliance with NJDEP regulations regarding quantity, quality and groundwater recharge. We note that the Applicant does not fully comply with the water quantity reduction requirements.
 - l. Compliance with Ordinance Article IV, Standards of Performance, relative to but not limited to: noise; glare; pollutants; flammable/hazardous materials; solid/liquid waste; refuse management; etc. should be reviewed.
 - m. The need for any improvements (curb, sidewalk, widening, right-of-way dedication; etc.) along the Industrial Court roadway frontage.
6. This application may be subject to the following outside agency approvals:
- a. Monmouth County Planning Board
 - b. Freehold Soil Conservation District
 - c. NJDEP
 - 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



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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/ROM

cc: Howell Township Environmental Commission
Ronald Cucchiaro, Esq., Board Attorney
90 Industrial Court, LLC - Applicant
Crest Engineering, Inc.. – Applicant's Engineer
Kenneth L. Pape, Esq. – Applicant's Attorney



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HOWELL TOWNSHIP PLANNING BOARD

90 Industrial CT, LLC

Preliminary and Final Major Site Plan

January 13, 2022

TECHNICAL ENGINEERING REVIEW #1

A. General

1. Revise the approval signature block on the Cover Sheet to state Preliminary and Final Major Site Plan.
2. The Site Plan drawings shall contain a reference to the survey(s) that were utilized to prepare the plans. Also indicate if the elevations are based on NAVD 1988 or an alternate source. A survey has been provided for Lot 2; however, no survey has been provided for proposed Lot 4.
3. Revise the impervious coverage requirement in the bulk zoning table on the Cover Sheet to state 70%.
4. Revise General Note #5 on the Cover Sheet and the ADA parking stall detail to note the required parking stall length is 19 feet instead of 18 feet.
5. Provide a detail for a typical parking space.
6. Provide the bearings and distances for all lot lines on the Site and Circulation Plan.
7. Revise the Architectural Elevations as follows to demonstrate compliance with the building height requirement and definition. Indicate on the elevations the elevation of the finished floor, grade at docks, and average grade around the building. Indicate the height of the building from both the finished floor and to the average grade; whereas the building height is shown to be between the finished floor and average grade.
8. Revise the graphic scale on the Existing Conditions and Tree/Woodlands Management Plans.
9. Provide the lot area for proposed Lot 4 on the Site and Circulation Plan.
10. Revise the quantity of parking spaces noted in Lot 2 from 63 to 62.



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11. Provide bollards in front of the "Man Door and Steps" along the loading area.
12. Verify if the belgian block curb detail is necessary, and if so, identify the location on the Site and Circulation Plan. The plan identifies proposed concrete curb and a concrete curb detail is also provided.
13. Revise the concrete sidewalk detail to indicate a minimum 6" subgrade in accordance with Section 188-225G(2).
14. Provide metes and bounds descriptions for the proposed driveway easement and utility easement (stormwater pipe within proposed Lot 2 to the south) and indicate the bearings and distances on the Site and Circulation Plan and Offsite Storm Sewer Plan. The driveway easement should also be increased to cover the full width of the driveway.
15. Indicate the size, type and location of the proposed monument and wall signs on the Site and Circulation Plan.
16. Indicate the dimensions of the three (3) proposed trash enclosures on the Site and Circulation Plan for clarity.
17. Manhole structure #27, associated with the northern infiltration basin, and a number of trees are located within the 20-foot wide fire protection water line easement. The Applicant shall verify if location of same within the easement is acceptable.

B. Site Grading

1. Indicate the proposed 117 and 119 contours in Infiltration Basin North.
2. Provide additional grade elevations in the corners of the proposed trash enclosures.
3. Verify the elevations of the two (2) TC 123.9 BC 123.4 curb grades near the western ADA stall. It appears these proposed grades are incorrect or a 123 contour is missing.
4. Revise the proposed grade elevation of 125.3 to the west of the proposed trailer spaces, in-between inlets 9 and 20.
5. Provide additional proposed grade elevations along the curb of the shared driveway, including the missing 120 contour.
6. Indicate the proposed top and bottom grade elevation of all stairs.



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C. Stormwater Management

1. The water quantity requirements are not satisfied for the 2-year storm to the drainage area to the South. The Applicant shall revise the stormwater management design or a waiver shall be required.
2. Verify the following on the pipe sizing calculations in the appendix of the Stormwater Management Report:
 - a. Line slope from MH-4 to HW-5.
 - b. Line Slope from MH-18 to HW-19.
 - c. Line Size from MH-27 to FES-28.
 - d. Entire line of STMH-34 to FES-35.
3. The headwall within both the southern and southwestern infiltration basins are labeled as HW-2 on the Grading and Utility Plan. Revise the plan accordingly.
4. Revise the subcatchment summaries for 8s and 10s in the appendix of the Stormwater Management Report to separate all impervious and pervious entries which may not be computed as a weighted average.
5. Revise the basin summaries for all infiltration basins and the pervious concrete to turn off exfiltration as the NJ BMP manual does not permit exfiltration to be used in the calculations.
6. Revise the pervious concrete detail to note the seasonal high water table elevation, the bottom of the stone, and the lowest elevation of the top of concrete. Also provide the 2-, 10-, and 100-year storm elevations and a note stating a minimum 2 foot separation is required between the seasonal high water table and the bottom of stone.
7. Revise the pond summary for North Infiltration basin which indicates a basin bottom elevation of 16.00, whereas the plan notes a basin bottom of 116.50.
8. Revise the infiltration basin cross section detail to note the 2-, 10-, 100-year storm and water quality storm elevations. Additionally, provide a note on the detail regarding the need to over excavate the soils within the southern basin and to replace it with soils with an infiltration rate greater than 1 in/hr, as is noted on the soil log summary on the Existing Conditions Plans.
9. Verify the elevations indicated for OCS-14 in the southwest basin are consistent between the plan, detail and pond summary in the report.



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10. The soil logs referenced as 8C in the table of contents of the Stormwater Management Report have not been included in the report.
11. Revise the southern infiltration basin so that the OCS grate is below the emergency spillway elevation.
12. Verify Spillway Crest Elev "D" for Infiltration Basin – Lot 2 on the Emergency Spillway Detail.
13. Revise the water quality calculations to include all impervious and pervious areas tributary to each basin. The water quality storm elevation in each basin shall be reviewed to ensure it is lower than the first spillway.
14. Verify the D_0 , W_0 , and q value for Rip Rap Apron Schedule H/FES-28 in the Conduit Outlet Protection Chart in the details and Stormwater Management Report. Additionally, there is a FES-35 noted but does not appear to be proposed on the plans.
15. Verify the 6" x 6" orifice shown in the OCS-21 detail but not shown in plans.
16. Provide a basin access drive detail and revise the slope within the basin to be a maximum 10:1 slope.
17. Provide a detail or additional information on the plan for how to construct the basin forebay and baffle wall.
18. Shift OCS-29 forward within the infiltration basin on Lot 2 so that the first spillway is above grade.
19. Revise the trash rack detail to note that it shall be able to withstand a perpendicular live loading of 300 pounds per square foot.
20. An Operations and Maintenance Manual should be provided for the Stormwater Management system. The Manual shall include the contact information for the responsible parties, cost and frequency of maintenance, and the drain down time for each basin.
21. 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.
22. Provide a stormwater easement for the proposed infiltration basin and conveyance system on Lot 2.



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D. Profiles

1. Verify the rim elevation for C/O #3 in the C/O #3 TO Headwall #5 profile.
2. Verify the structure number for HW #2 (HW #8) in the C/O #6 to Headwall #8 profile.
3. Verify the invert in and invert out elevations for CDI #12 in the C/O #9 to Headwall #13 profile.
4. Verify the grate elevation for OCS #14 in the OCS #14 to Headwall #15 profile.
5. Verify the pipe slope for the 10 LF pipe in the CDI #16 to Headwall #19 profile.
6. Verify the invert elevation for CDI #23 in the CDI #23 to STMH #24 profile.
7. Verify the 2.5" orifice elevation for OCS #21 in the CDI #21 to CDI #22 profile. Additionally, revise CDI #21 to OCS #21.
8. Verify the rim elevation for STMH #27 and verify the pipe size for the 100 LF pipe in the OCS #26 to FES #28 profile.
9. Verify the location of the 16 LF pipe and FES #35 in the OCS #33 to FES #35 profile.
10. Verify the grate elevation for OCS #29 in the OCS #29 to STMH #32 profile.

E. Utilities

1. Label the proposed gas and electric service locations on the Grading and Utility Plan.

F. Landscaping

1. In accordance with Section 188-226E, parking lots shall be screened from views with a minimum of three (3) foot high four-season hedge; whereas it appears proposed landscaping can be increased in size to comply.
2. Review and revise plant list quantities and corresponding graphics, to ensure plan accuracy. It appears numerous tree graphics are missing labels.
3. Revise the plans to provide an alternative to proposed ASGM (Sugar Maple), due to the species intolerance of de-icing salt as well as its poor performance due to rising



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temperatures. Our office recommends Black Gum, Sweetgum or American Elm as alternatives.

4. Revise the plans to shift the proposed tree in the middle island along the road to be further from the light fixture, to prevent branch/light conflicts.
5. Revise the 'Plant Schedule' to indicate the proposed on-center spacing for proposed ground covers, to prevent confusion during construction.

G. Woodlands Management

1. Revise the Tree/Woodlands Management Plan to update the replacement calculations. Our office allows the Applicant to deduct 20% from the surveyed quantity of trees for assumed dead/dying trees on site. Also, indicate the quantity of trees proposed for the replacement requirements.
2. Revise the Construction Sequence to indicate the timing of tree protection fencing installation and removal.

H. Lighting

1. Provide a minimum of 0.50 footcandles throughout the pavement surface in the area between both buildings where the existing light poles are proposed to be removed.
2. The Applicant has proposed light fixtures at 5000 Kelvin; however, our office does not find the higher Kelvin temperatures acceptable, due to their unnatural bluish light. Revise the plans to reduce the light color temperature to 4000K or below.
3. Revise the plans to indicate the proposed color and finish for all light fixtures and poles. Also, indicate proposed timers and hours of operation.
4. Revise the plans to provide a light pole foundation detail, to include, but not limited to, dimensions, rebars, concrete strength, etc.
5. Revise the plans to provide the ordering number for the proposed light pole, to prevent confusion during construction.
6. Revise the plans to provide isolux patterns on the plans as well as isolux details to include a scale and graph.



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I. **ADA (Americans with Disability Act)**

We defer compliance with ADA requirements to the Construction Code Official. At a minimum, our office offers the following comments:

1. Provide a detail for a parallel ADA curb ramp, which is the type of curb ramp proposed in the parking areas.
2. Provide proposed grade elevations in all corners of the ADA stalls and ADA curb ramps to ensure compliant slopes.
3. Provide a detail for the proposed ADA ramp which includes at a minimum the maximum slope and information regarding the handrails, which shall extend at least 1 foot beyond the top and bottom of ramp.
4. Verify the paths to the trash enclosures are ADA compliant.

J. **Traffic**

1. Remove the existing arrows at the proposed shared ingress/egress driveway entrance, and provide a stop bar/sign and a double yellow line per the "Striping Detail For All Stop Sign Conditions" detail.
2. Revise the "Striping Detail For All Stop Sign Conditions" detail to remove the crosswalk, or provide a crosswalk on the Site and Circulation Plan for consistency.
3. It appears that trucks backing into and out of the loading spaces on proposed Lot 4 need a large area within Lot 2 to maneuver. The proposed easement shall be increased to include this area.
4. It appears there is a conflict with trucks entering the site protruding into both the exit lane and the grass area on the opposite side. The driveway shall be revised to accommodate these turning movements.
5. Provide sight triangles at the two proposed driveways in accordance with section 188-28 and provide a sight triangle easement to Howell Township if located within the property lines.
6. Verify if the white left turn traffic arrow detail is required, whereas a detail for a yellow traffic arrow marking is also provided.



Howell Township Planning Board
Re: 90 Industrial Ct, LLC (SP-1098)
Preliminary and Final Major Site Plan - Engineering Review #1

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K. **Environmental**

1. The Applicant needs to conduct soil sampling and analysis in accordance with Section 188-26.1 (Historic pesticide site sampling procedures), in considering that portions of the Site were previously used for agriculture.
2. Provide a note on the plans stating that any septic systems or wells need to be closed in accordance with all Township, County and State requirements. Once these features are closed, proof of same should be submitted to the Township for their records.
3. Provide a note on the plans stating that any imported fill meets the definition of "Clean fill" as stated within the NJDEP's Standards for Site Remediation.
4. Applicant should indicate if a Preliminary Assessment or Phase I Environmental Assessment (in accordance with NJDEP Site Remediation Standards or ASTM Guidelines, respectively) has been generated for the Site, and if so, provide a copy for our review.