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October 20, 2023

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

**Re: 271 Adelphia, LLC (SP-1113)**  
**P&F Major Site Plan and Minor Subdivision - Engineering Review #2**  
**Block 157 Lots 1, 2, 3, 4 and 5**  
**Location: 271 Adelphia-Farmingdale Road (CR 524)**  
**And Squankum Yellowbrook Road (CR 524A)**  
**Zone: SED OV / ARE-2 Zone**  
**Our File: HHWP0157.03**

Dear Planning Board Members:

Our office received the following information in support of the above-referenced application for Preliminary and Final Major Site Plan and Minor Subdivision approval:

- Preliminary and Final Major Site Plan and Minor Subdivision (27 sheets) prepared by InSite Engineering, LLC, dated January 13, 2023, last revised August 10, 2023;
- Architectural Site Plan, Floor Plans, and Elevations (7 sheets) prepared by Parallel Architectural Group, dated January 27, 2023, last revised August 21, 2023;
- Stormwater Management Report prepared by InSite Engineering, LLC, dated January 13, 2023, last revised August 29, 2023;
- Stormwater Management Operation & Maintenance Manual prepared by InSite Engineering, LLC, dated January 13, 2023, last revised August 29, 2023;
- Traffic Impact Analysis prepared by McDonough & Rea Associates, Inc., dated February 6, 2023, last revised August 29, 2023;
- Environmental Impact Report & Natural Resource Inventory prepared by InSite Engineering, LLC, dated September 1, 2023, unrevised;
- Resubmission Letter prepared by Insite Engineering, LLC, dated September 1, 2023.

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





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## 1. Project Description

The subject properties combine for 17.49 acres in size and have frontage along Adelpia-Farmingdale Road (CR 524) and Squankum Yellowbrook Road (CR 524A), where the two roads intersect. Currently, the tract contains an industrial use and a two-story residential dwelling within the western portion of the properties. Driveway access is provided to both uses via Adelpia-Farmingdale Road. The eastern portion of the tract is primarily cleared but is undeveloped.

The Applicant proposes to subdivide the five existing lots into two new lots. The western lot is proposed to be 6.62 acres in size and would contain the existing industrial use and driveway which are both to remain. The eastern lot is proposed to be 10.70 acres in size and would remove the existing dwelling and construct a 135,111 square foot warehouse building with office space. The facility will provide 39 loading dock spaces, two drive in ramps, and 85 passenger vehicle parking spaces. Access to the eastern lot is provided via one new full movement driveway along Adelpia-Farmingdale Road and one new full movement driveway along Squankum Yellowbrook Road. Other improvements include concrete sidewalks within the site, curbing, aboveground and underground stormwater management basins, landscaping and lighting. A private septic system is proposed to service the new building on the eastern lot as well as public water service from Adelpia-Farmingdale Road. Both proposed lots will provide a vegetated buffer and berm along the entirety of the Adelpia-Farmingdale Road and Squankum Yellowbrook Road frontages.

## 2. Zoning Compliance

The subject site is located within a SED Overlay of the Agricultural Rural Estate 2 zone. The table below summarizes the bulk measures and zone requirements of the SED zone, following the right-of-way dedications to Monmouth County:

DESCRIPTION	REQUIRED	PROPOSED LOT 1.01	PROPOSED LOT 1.02
Minimum Lot Area	120,000 s.f.	288,305 s.f.	466,235 s.f.
Minimum Lot Frontage	200 feet	329.5 feet (Adelpia-Farmingdale Road) 784.9 feet Squankum Yellowbrook Road)	721.5 feet (Adelpia-Farmingdale Road) 764.9 feet (Squankum Yellowbrook Road)
Minimum Front Yard Setback	60 feet	132.3 feet	60.0 feet (Adelpia-Farmingdale Road)





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Minimum Side Yard Setback	Greater of 50 feet or height of building (49 feet)	50 feet	50 feet
Minimum Rear Yard Setback	50 feet	N/A	N/A
Maximum Impervious Coverage	70%	46.4%	54.8%
Maximum Building Height	45 feet	No Change	44.75 feet
Location of Accessory Buildings	Side or rear yard only set back twice their height	N/A	N/A
Minimum Number of Parking Spaces (Lot 2)	Office: 1 space/300 s.f. (12,336 s.f.) = 41.1 spaces  Warehouse: 1/5,000 s.f. (122,775 s.f.) = 24.6 spaces  Total: 67 spaces	No Change	85 spaces

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





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

- a. **Section 188-10** – Signs shall conform to Chapter 256.
  - i. **Section 256-5A(3)** – Pylon. Business signs standing apart from any other structure, provided that such signs shall maintain a ten-foot minimum clearance from all property lines and a seven-foot clearance from established grade and further provided that no such sign shall exceed 80 square feet in area. The base of any monument sign shall be planted with shrubs and seasonal flowers. Whereas a 10 foot setback is not provided from the future County right-of-way along Squankum Yellowbrook Road and the base of the signs are not planted with shrubs and seasonal flowers.
  - ii. **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 two freestanding ID signs are proposed.
- b. **Section 188-12** – Fences and walls shall not be located in any required sight triangle and shall not be higher than four feet unless set back from the street line the minimum setback required for the zone, except that there shall be no height limitations other than the maintenance of a clear sight triangle on living fences, fences around agricultural uses, and fences around utility and industrial uses. Fences and walls shall not exceed six feet in height when located more than the required setback from the street line in a residential zone nor more than eight feet in height when located more than the required setback from the street line in a business zone. Fences and walls located in the required setback area shall have open space for light and air representing at least 50% of the fence area. Whereas the proposed chain link fence is 8 feet tall and is located within the front yard setback along the Squankum-Yellowbrook Road frontage.
- c. **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. Whereas stormwater management and freestanding ID signs are located within the buffer areas.





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

- a. **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 proposed lighting levels exceed this, with an average of 1.5 footcandles, but meets the minimum of 0.3 footcandle within the pavement area.
  - 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; whereas the proposed driveways are 40 feet.
  - c. **Section 188-106G** – All areas between the parking area and the building shall be landscaped; whereas no landscaping is proposed along the west side of the proposed building due to the loading areas.
  - d. **Section 188-106I(4)** – Parking spaces for commercial/industrial uses shall be within 300 feet of the entrance of the building being served; whereas there are parking spaces exceeding 300 feet in distance from the entrances.
  - e. **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 Adelphia-Farmingdale Road or Squankum Yellowbrook Road, nor is a private sidewalk access provided from the right-of-way to the buildings. If the Board grants a waiver from providing sidewalk along the frontage of the property, the Applicant shall be responsible to pay into the Howell Township Sidewalk Trust Fund in the amount of \$72,800.00. (2,600 LF x 4 FT wide = 10,400 SF x \$7/SF = \$72,800.00).
3. The Applicant has requested waivers from providing the following required checklist submission items:
- a. **Checklist Item #51c** – A future statement on the anticipated number of shifts and number of employees per shift.
  - b. **Checklist Item #65** – Location of existing and proposed wells and septic systems.
  - c. **Checklist Item #86** – Maintenance & Protection of Traffic Plan.
  - d. **Checklist Item #87** – Profiles and cross sections of all streets, common driveways or private roads.





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- e. **Checklist Item #88** – Profiles of utility layouts.

Additionally, the following required checklist submission items should be provided or waivers requested:

- f. **Checklist Item #17** – Proposed written descriptions for all easements.
- g. **Checklist Item #51a** – A description of any proposed machinery operations, products, and processes contained on site.

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

- a. Whether the Application would constitute a Major Subdivision as the project contains more than 3 existing lots. Our office defers to the Board attorney for the final determination as to the type of Application in accordance with the Major and Minor Subdivision definitions.
- b. Whether a 50-foot perimeter buffer would be required along the eastern property line. Our office defers to the Board Planner for the final determination of the buffer locations. We note that grading disturbance and a stormwater basin are proposed within 50 feet of the eastern property line.
- c. Anticipated operations associated with the proposed use and overall site, including but not limited to: 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.
- d. Summary of the proposed traffic impacts to the surrounding streets and the anticipated routes trucks will take to the site.
- e. Whether any wall façade signs are to be proposed. We note that one freestanding ID sign is proposed at each driveway entrance.
- f. If any green building practices will be provided in accordance with Section 188-224H.
- g. If any generators are proposed for the warehouse building.
- h. Hours of operation as it relates to the parking lot illumination and light pollution. The plans indicate lighting will remain on from dusk until dawn.
- i. Compliance with Section 188-79B(6) which states that the minimum tenant space shall not be less than 5,000 square feet.





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- j. Compliance with Section 188-228I regarding screening the view of air-conditioning units, HVAC systems, etc. from the public right-of-way.
  - k. 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.
  - l. The proposed stormwater management of the property, including compliance with quantity, quality, groundwater recharge, and green infrastructure.
  - m. The proposed aqua-ponic system located near the southern driveway, and whether the County will permit this system within the easement for future right-of-way dedication.
  - n. The proposed improvements (curb, sidewalk, widening, right-of-way dedication, etc.) along the Adelpia-Farmingdale Road and Squankum Yellowbrook Road frontages. We defer comment to the Monmouth County Planning Board as both roadways are County roads.
5. This application may be subject to the following outside agency approvals:
- a. Monmouth County Planning Board
  - b. Monmouth County Health Department
  - c. Freehold Soil Conservation District
  - d. NJDEP
  - e. Howell Township Municipal Utilities Department
  - f. Howell Township Shade Tree Commission
  - g. Howell Township Environmental Commission
  - h. Howell Township Police Department
  - i. Howell Township Bureau of Fire Prevention
  - j. 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.





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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 #2. 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  
Jennifer Beahm – Board Planner  
271 Adelpia, LLC – Applicant (roman@stone-quest.com)  
InSite Engineering, LLC – Applicant's Engineer (patrick@insiteeng.net)  
Todd A. Cohen, Esq. – Applicant's Attorney (mail@toddacohenesq.com)





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## **HOWELL TOWNSHIP PLANNING BOARD**

***271 Adelphia, LLC (SP-1113)***

***Preliminary and Final Major Site Plan and Minor Subdivision***

***October 20, 2023***

### **TECHNICAL ENGINEERING REVIEW #2**

#### **A. General**

1. The Subdivision Plat shall be revised as follows:
  - a. Provide approval from the Township Tax Assessor as to the approved lot numbers.
  - b. Provide a certification block by the land surveyor.
  - c. There is a discrepancy with the acreage and square footage totals; provide closure exhibits for verification.
2. Revise the outlet structure detail (basin 2/3) to note a minimum of 4,500 psi concrete strength after 28 days.
3. Indicate height of gate in the pivot gate detail.

#### **B. Site Grading**

1. Depict the 79, 80, and 81 contours at the ADA ramp in the southwestern corner of the building.
2. A retaining wall detail has been provided. A safety railing must be provided for walls greater than 30 inches in height. Provide retaining wall design plans/calculations for all walls greater than 30 inches in height toward approval prior to obtaining resolution compliance.

#### **C. Stormwater Management**

1. Additional soil profile pits need to be assessed for the proposed stormwater management facilities. The quantity, depth and location of the soil profile pits need to be in accordance with Township and NJDEP requirements. We note that the submitted soil logs include the depth to ground water but do not indicate the elevation of the seasonal high water table; this information needs to be included in the new logs and on the Grading and Drainage Plan. At least one permeability test is required in the location of each proposed





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basin as well. Ensure that the depth of the permeability test is completed at the most hydraulically restrictive level below the elevation of the proposed systems.

2. All stormwater basins shall be designed with an emergency outlet, whether a spillway through the berm or an OCS grate that pipes runoff downstream; whereas the subsurface systems are not proposed with an OCS and are designed with filter fabric on the bottom.
3. Indicate the pipe material, size and slope of the roof leaders on the grading and drainage plan.
4. Provide separate details for the aboveground infiltration basin and bioretention basin; verify basin #1 indicated as infiltration in the detail. Both details, as well as the subsurface basin detail, shall provide top of basin and bottom of sand layer elevations.
5. Revise the Outlet Structure detail as follows:
  - a. The trash rack shall cover all orifices and weirs.
  - b. Provide a note that the 2" maintenance plug shall be closed during normal operation and shall only be used in emergencies should the basin fail.
6. Revise the basin access detail to provide something that is more effective for vehicular traffic than top soil and seed.
7. Provide a groundwater mounding analysis for each basin, and name each analysis with the basin it corresponds with. Also, 5 analyses were provided whereas there are 6 basins proposed.
8. In accordance with NJAC 7:8-5.2(m) a deed notice for the stormwater management systems shall be submitted for review prior to recording with Monmouth County.
9. Revise the duplicated subsurface system #2 callout on the drainage plan and indicate a subsurface system #3.
10. Indicate/depict the emergency spillways and indicate the elevation. It appears the summary for ponds in the report shall be revised with same.
11. Verify the Tc length for subcatchments DA5i and DA5p for all storm events with the length indicated in the post-development drainage area map. It appears the length





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indicated for the pipe channel is incorrect. Same appears to be the case for subcatchment Ui.

12. Verify the CN indicated on the post-development drainage area map for the unattenuated drainage area (pervious); the hydrograph for same indicates the coverage type as woods, good condition, HSG A with the corresponding CN of 30.
13. Verify consistency between the summary for pond WQ2/3 in the report and the outlet control structure (basin 2/3) detail for the invert in/out elevations of the pipe.
14. Verify the peak flow for the 2-year storm event for subsurface system #3 between the drainage plan and pond summary for same.
15. Verify the water quality storm event peak flow for infiltration basin #2/3 with the report.
16. In the pipe capacity calculations, verify the existence of pipe P-13 in the drainage plan. It appears not all proposed storm pipes were included in the calculations.
17. In the pipe calculations, verify the slope indicated for pipes P-2, P-4, P-11 and P-12 with the drainage plan.
18. Verify the  $L_a$  and  $W_a$  dimensions of FES #3 with the values indicated in the conduit outlet protection calculations and the depiction of the flared end section in the drainage plan. Also, verify the design flow ( $Q_{25}$ ) indicated for FES #2 and 3 with the pond summary for WQ#2/3.
19. Verify the upstream inlet from subsurface basin #3 (in the southern driveway) as the grate elevation is lower than the 100-year storm.
20. Revise the subsurface infiltration basin 1 & 2 detail to indicate filter fabric on the tops and sides only in accordance with the BMP manual.
21. The subsurface infiltration basin 3 detail shall be revised to include a cross section view of the basin including elevations for all storm events, seasonal high water table, basin bottom/top, etc. A minimum 2-foot separation between bottom of basin and seasonal high water table shall be noted. The cross section view shall indicate filter fabric on the tops and sides only.





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**D. Utilities**

1. The existing gas service from Adelpia-Farmingdale Road is noted to be relocated on the Utility Plan. The relocation shall be identified and an easement provided if necessary.
2. Identify the pipe crossings between the sanitary sewer and roof leaders within the loading dock area. The callouts shall be revised to indicate bottom of top pipe and top of bottom pipe.

**E. Landscaping**

1. Revise the plans to reduce the quantity of proposed PO (Serbian Spruce) within close proximity to the building and loading areas, due to spatially constrained areas. The Applicant has revised the plans from 5 PO to 7 PD, however, this species, PD, is not listed in the plant schedule. Also, it does not appear the 8 PO on the schedule are depicted on the plans.
2. Revise the plant schedule quantities, to ensure plan accuracy. It does not appear all graphics correspond to the proposed quantities.

**F. Lighting**

1. The plans indicate light fixtures are to be on from dusk until dawn. Our office recommends dimming light fixtures during non-operational hours, to reduce light pollution.

**G. Woodlands Management**

1. It appears two (2) existing trees, a Sweetgum and a Blue Atlas Cedar, located in front of the existing dwelling along Adelpia-Farmingdale Road might be able to be preserved with the proposed improvements. Sheet C200 depicts these trees as if they are to remain; however, they are not found on any of the other construction sheets. Revise the plans to depict these two (2) trees with protection fencing, to prevent confusion during construction.

**H. 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:





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1. Provide proposed grade elevations at the top and bottom of all curb ramps as well as ramps, to ensure ADA compliance.
2. Provide a detail for the ADA ramp, including information regarding the railings.

I. **Traffic**

1. In the fire truck turning template, provide left turns entering into the north truck driveway and left turns exiting out of the south truck driveway.
2. In the WB-67 truck turning template, provide left turns into the north site truck driveway, as this driveway is one of the anticipated routes for trucks to access the site as per the Traffic Impact Analysis.
3. In the truck turning template, provide the turning movements out of the north and south site truck driveway that correspond to the anticipated routes for trucks to exit the site as per the Traffic Impact Analysis for our review. The TIA indicated 1/3 of the trucks west on County Route 524 (Adelpia-Farmingdale Road), 1/3 of the trucks east on County Route 524 (Adelpia-Farmingdale Road), and 1/3 of the trucks east on County Route 524A (Squankum-Yellowbrook Road). **1/3 of the trucks west on County Route 524 and 1/3 of the trucks east on County Route 524A – these truck movements were not provided.**
4. Provide intersection sight distance triangles whose lengths conform to the latest AASHTO (American Association of State Highway and Transportation Officials) guidelines as published in the current edition of A Policy on Geometric Design of Highways and Streets for each driveway. The Applicant's Engineer should review the sight triangles to verify that no existing or proposed objects will obstruct the sight triangles. For the Intersection Sight Distance Triangles, the Applicant's Engineer provided a design speed of 45 miles per hour for the sight triangles. As County Route 524 (Adelpia-Farmingdale Road) and County Route 524A (Squankum-Yellowbrook Road) both have a posted speed limit sign of 45 miles per hour, the design speed is incorrect. The design speed for the intersection sight distance triangles should be revised to the appropriate speed, typically 5 miles per hour above the posted speed limit for existing roadways. The length proposed for the Intersection Sight Distance Triangles should be labeled on the plan and conform to the latest AASHTO (American Association of State Highway and Transportation Officials) guidelines as published in the current edition of A Policy on Geometric Design of Highways and Streets for each driveway. **Provide Intersection Sight Distances conforming to the latest AASHTO Guidelines. Also, the left turn Intersection Sight Distance should be provided in both directions from each driveway.**





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J. **Environmental**

1. Applicant shall conduct soil sampling and analysis for pesticides, arsenic and lead in accordance with Section 188-26.1 Historic pesticide site sampling procedures, as the portion of the Site in question has been historically farmed.