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June 4, 2020

VIA E-MAIL & REGULAR MAIL

MEMORANDUM TO: Montague Township Land Use Board

FROM: Thomas G. Knutelsky, P.E.

SUBJECT: Application #LUB20-01 – Prelim/Final Site Plan for TSZCO, LLC
Block 39, Tax Lots 30 & 31 - Located along U.S. Route 206
Montague Township, Sussex County
HPA Project No. 18-293

Dear Board Members:

The existing lots are found in the 206 Center Zone of Montague Township. Lot 31 is current vacant and Lot 30 currently has existing commercial development thereon. This project is indicated to be the construction of a 16,000 square foot light industrial building in the Route 206 Center Zone and will be an expansion of the High Point Architectural operation currently conducted on Lot 30. Based upon a review of the submitted plans and documents, I offer the following comments:

A. The plans and documents examined during this review are as follows:

1. Site Plan for TSZCO, LLC, Lots 30 & 31, Block 39, Montague Township prepared by Robert L. Campbell Associates consisting of 4 sheets last dated 1/16/20.
2. Architectural Plans for TSZCO, LLC prepared by Charles Schaffer Associates consisting of 4 sheets last dated 8/23/18.
3. Stormwater Management Report for TSZCO, LLC at Lot 31, Block 39, Montague Township prepared by Robert L. Campbell Associates last dated 2/27/18.
4. Septic Design plan prepared by Robert L. Campbell Associates consisting of 1 sheet last dated 2/27/18. This plan had received Sussex County Health Department approval for the on-site septic system which will need to be re-issued.

5. Soil Erosion and Sediment Control Plan prepared by Robert L. Campbell Associates consisting of 1 sheet last dated 3/13/18. This plan has received Sussex County Soil Conservation District approval for this project and is current through 9/25/2021.
6. Wetlands Plan prepared by Robert L. Campbell Associates consisting of 1 sheet last dated May 2017. An N.J.D.E.P. Letter of Interpretation has been issued for this project and is valid through 9/21/2022.
7. Regulatory Plan prepared by Robert L. Campbell Associates consisting of 1 sheet last dated 3/14/18. This plan has received N.J.D.E.P. Flood Hazard Area Individual Permit approval for this project and is valid through 3/13/2023.
8. Application form, checklists and miscellaneous supporting documents.

B. Based on a review of the submitted information, I offer the following comments on this project:

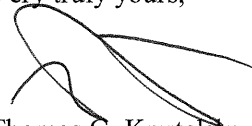
1. I note for the board that this project was indicated to be a 16,000 square foot building. Based upon the 2nd floor area, I measure the building to be 18,800 square feet. The applicant to ensure the correct building area is presented to the board.
2. This project proposes a Light Industrial Use which is a permitted use in the Route 206 Center Zone.
3. I note that all bulk zoning requirements have been met except for the following which requires a variance:
 - a. 76-69. Offstreet Loading: 4 spaces required, 1 provided.
4. I note that the proposed building height on the architectural plans indicates a complying 35' height. Since Building Height is based upon the average grade 6 feet away from each building corner measured to the highest point of the roof, a confirming calculation should be provided by the applicant to ensure conformance.
5. The applicant's professionals should provide testimony regarding the building construction and architectural treatments including building colors, materials and treatments.
6. The applicant's professionals should discuss the fire suppression requirements for a building of this size and for the industrial uses proposed. Will the building utilize sprinklers and/or will a tank be required for fire suppression support.
7. The applicant should indicate whether any hazardous chemicals will be stored on-site or in any of the buildings thereon.

8. This project utilizes a shared access and parking approach for both Lots 30 & 31. Therefore, both lots are presented as part of the site plan application and all parking areas reserved for each lot, access ways, loading areas and appropriate easements need to be identified.
9. A common driveway access/maintenance/parking easement will need to be referenced as part of this project. This easement will need to be filed by metes and bounds as a required condition of any favorable resolution for this matter.
10. I note that the entrance driveway measures only 21' wide near the new easterly parking field which is inadequate. A minimum width of 25' at this location should be maintained which is consistent with the driveways elsewhere on-site.
11. Significant testimony needs to be provided discussing the operational uses of both properties (Lots 30 & 31) including the proposed use of the new building, the expected use of the existing building and how the absence of parking on-site could affect future uses for both properties. Because this is an industrial warehouse type use in a commercial zone, occupation of these buildings by a purely office-commercial type use in the future may result in insufficient parking.
12. I note that 33 combined parking stalls have been shown for both Lots. I note specifically that the new building on Lot 31 proposes a 2,510 square foot office area which would require 13 stalls and the existing building on Lot 30 supports an existing 600 square foot office which would require 3 stalls. The remaining parking required is based upon 1.5 stalls x 12 employees which is equal to 18. Therefore a total of 34 parking stalls is required and only 33 parking stalls are proposed. The applicant should provide one additional parking stall on-site or request variance relief for off-site parking.
13. I note that there are locations on-site where additional parking stalls may be placed, if required, such as near the main entrance of the building and at the westerly end of the new parking field.
14. The proposed parking field alongside the new building on Lot 31 utilized a depressed curb. Bollards are recommended along these parking stalls to protect the new building from vehicular impact.
15. I note that 2 x ADA compliant parking stalls are required for this project and both have been proposed. A "van accessible" placard to be added to the ADA parking signage provided.
16. N.J.D.O.T. permits will need to be applied for in order to accommodate the shared driveway access onto US Route 206 and perform any work within the NJDOT right-of-way.

17. I find the circulation pattern for visitor parking located under the front building façade to be problematic. This parking should be relocated to a more standardized parking field to avoid the difficult parking maneuvers required.
18. Access sidewalks from the parking field along the entrance driveway to the new building needs to be provided.
19. It is recommended that Way-finding signs directing visitors from the various parking areas, loading areas and office areas be provided for this project.
20. Truck circulation on-site is very tight and the provided truck turning templates show encroachment into numerous parking stalls and occupying the majority of driveways when maneuvering. These conflicting truck maneuvers to be addressed.
21. Building entranceways, doorways and garage doors will need to be shown on the plans for the new building on Lot 31 and the existing building on Lot 30 to ensure there are no site conflicts.
22. I note that the proposed egress doorways on the left side of the building will need to exit onto a sidewalk or concrete pad. This needs to be shown on the site plan.
23. The need for the abundant garage doors on both sides of the building will need to be fully explained as some of these building opening are not deemed to be necessary for access to the building and/or conflict with on-site parking areas.
24. No signage has been proposed for this project. The applicant to confirm that no signage is requested.
25. The applicant should provide testimony on the various permits already received for this project. In addition, a NJDOT access permit will be needed for all work proposed within the Route 206 right-of-way.
26. I note that the use of white concrete curb is no longer required by the NJDOT. This detail to be updated with current standards.
27. The plans should be revised to correct the stray leader/dimension lines.
28. The applicant should add a properly sized trash enclosure to the plans and provide all required details therefore.
29. I note that utilities and mechanical equipment have not been shown on the plans for the new building or the existing building. The applicant is advised that all such mechanical equipment needs to be properly shielded from public view and should be shown on the site plans.

30. The applicant to revise the lighting proposed on-site to ensure that proper illumination of all parking fields and sidewalks is provided. Some on-site parking is shown without any illuminance.
31. In compliance with Section 76-66 D, a 75' buffer with 2 rows of staggered evergreen trees has been provided in the rear of the property which borders a residential zone. I note that a significant vegetated wetlands transition area exists to the west of this project area which also fulfills this requirement. No other landscaping is being proposed for this project.
32. The applicant should describe earthwork operations for the development of this site in detail and provide information pertaining to the importation and exportation of soils.
33. The applicant should describe all environmental controls on-site related to the environmental permits specifically required for this development.

Very truly yours,



Thomas G. Knutelsky, P.E. for
HAROLD E. PELLOW & ASSOCIATES, INC.
Montague Township Land Use Board Engineer

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cc: S. Yarosz, Montague Land Use Board Secretary *(via email)*
B. Haggerty, Esq., Montague Land Use Board Attorney *(via email)*
R. Valenti, Esq *(via email)*
A. Campbell, P.E. *(via email)*