

FPA Responses in Red

Litwornia Associates, Inc.

TRAFFIC, TRANSPORTATION & ENVIRONMENTAL ENGINEERING
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MEMORANDUM

To: Mansfield Township Land Use Board
From: Alexander J. Litwornia, PE PP
Date: July 14, 2020
Subject: Completion, Preliminary and Amended Final Major Site Plan Application
Conditions of Approval Review of Open Items
Margolis Warehouse Distribution Facility – Phase 2
Block 47.01, Lot 11.02
Mansfield Township, Burlington County, NJ
LAI 17025.011

BACKGROUND

The applicant is proposing to develop a warehouse distribution center on Block 47.01, Lot 11.02. The parcel is bounded by I-295 to the west and the northwest, the New Jersey Turnpike Extension to the east, and Florence-Columbus Road to the southwest. The parcel is approximately 196 acres. The area was determined to be designated a redevelopment area. It is presently zoned ODL/FP (office distribution laboratory/farmland preservation).

The applicant proposes to subdivide the parcel into 2 parts and construct two one-story warehouse/distribution buildings, associated parking and 9 detention basins in accordance with the current Township Land Use Ordinances.

Since the parcel is divided by Craft's Creek, this application will only cover the northern parcel. This application will have 1 building totaling 811,960 square feet of office and warehouse.

The site will have full access to Florence-Columbus Road (CR656). The southern portion of the site will have two buildings. A part of this application will be to build a bridge over Craft's Creek.

The proposed project parcel fronting on Florence-Columbus Road is adjacent to the I-295 interchange. The northern portion fronting on Jacksonville-Hedding Road (CR628) will also have access to the interchange via Florence-Columbus Road and a wetlands crossing. The northern parcel fronting on Jacksonville-Hedding Road is this application. All truck traffic for the northern section will use Columbus Road.

The redevelopment plan specifically modifies the conditions associated with the warehouse use to promote the site's redevelopment. The project traffic report also proposes the following three traffic improvements:

1. The widening of Florence-Columbus Road along the site frontage to provide a 5 lane cross section with 2 lanes in each direction and an opposing left turn lane for traffic into the site.
2. Construction of opposing left turn lanes on Columbus Road (CR543) at its intersection with Jacksonville-Hedding Road (CR628).
3. Improving Jacksonville-Hedding Road at the proposed site drive.

As part of the Phase 1 approved project, CR656 (Florence-Columbus Road) will be widened to provide a five-lane section, with two travel lanes in each direction connecting to the Route 295 NB on and off ramps, as well as dedicated eastbound left-turn lane.

At the off-tract intersection of CR656 (Florence-Columbus Road) and CR543 (Burlington-Columbus Road), the following intersection improvements are anticipated:

- a. Traffic signal optimization.

At the off-tract intersection of CR543 (Burlington-Columbus Road) and CR628 (Jacksonville-Hedding Road), the following intersection improvements are anticipated:

- a. Installation of dedicated eastbound and westbound left-turn lanes on CR543.
- b. Raddi improvements on the north leg of CR628.
- c. Traffic signal upgrades.

We have received the following data in conjunction with this review:

1. Preliminary Major Site Plans for Margolis Warehouse Distribution Facility, Block 47.01, Lots 3.02, 9.01, 9.02, 11 & 12, Jacksonville-Hedding Road prepared by French & Parrello Associates dated December 29, 2006, last revised September 22, 2017, 11 sheets.
2. Preliminary Major Site Plans for Margolis Warehouse Distribution Facility, Block 47.01, Lots 3.02, 9.01, 9.02, 11 & 12, Florence-Columbus Road prepared by French & Parrello Associates dated December 29, 2006, last revised September 22, 2017, 12 sheets.
3. Amended Final Major Site Plan for Margolis Warehouse Distribution Facility, Block 47.01, Lots 3.02, 9.01, 9.02, 11 & 12 prepared by French & Parrello Associates dated December 29, 2006, last revised October 20, 2017, 54 sheets.
4. Water Main Extension Plans, West Main Street to Jacksonville-Hedding Road prepared by French & Parrello Associates dated November 30, 2016, revised March 10, 2017, 26 sheets.
5. Intersection Improvement Plans for Preliminary Major Site Plan for Margolis Warehouse Distribution Facility, Block 47.01, Lots 3.02, 9.01, 9.02, 11 & 12, Sheets 1-7 and Sheets 12-35 prepared by French & Parrello Associates dated March, 2017, revised September 22, 2017, and Sheets 8-11 prepared by Traffic Planning and Design, Inc. dated March 9, 2017, revised September 21, 2017, 35 sheets total.

6. Sanitary Sewer Plans for Sanitary Main Extension, Margolis Warehouse Distribution Facility, Columbus Road to Florence Road prepared by French & Parrello Associates dated March 7, 2017, last revised August 15, 2017, 26 sheets.
7. ALTA/NSPS Land Title Survey of Block 47.01, Lots 3.02, 9.01, 9.02, 11 & 12 prepared by French & Parrello Associates dated December 1, 2016, last revised March 29, 2018, signed by Thomas J. Ertle, PLS on August 10, 2018, 2 sheets.
8. Topographical Survey & Wetlands Mapping, Block 47.01, Lots 3.02, 9.01, 9.02, 11 & 12 prepared by Ott & Warren Land Engineering dated April 29, 2005, 4 sheets.
9. Operation and Maintenance Manual for Margolis Warehouse Distribution Facility, Block 47.01, Lots 3.02, 9.01, 9.02, 11 & 12 prepared by French & Parrello Associates dated November 16, 2017.
10. Environmental Impact Statement for Margolis Warehouse Distribution Facility, Block 47.01, Lots 3.02, 9.01, 9.02, 11 & 12 prepared by French & Parrello Associates dated November 16, 2017, last revised March 30, 2018.
11. Environmental Assessment Report for Margolis Warehouse Distribution Facility, Block 47.01, Lots 3.02, 9.01, 9.02, 11 & 12 prepared by French & Parrello Associates dated November 16, 2017.
12. Community Impact Statement for Margolis Warehouse Distribution Facility, Block 47.01, Lots 3.02, 9.01, 9.02, 11 & 12 prepared by French & Parrello Associates dated November 15, 2017.
13. Revised Traffic Impact Study for Margolis Warehouse Distribution prepared by Traffic Planning and Design, Inc. dated June 14, 2017, revised September 12, 2017.
14. Stormwater Management Report for Proposed Warehouse Distribution Center, Block 47.01, Lots 3.02, 9.01, 9.02, 11 & 12 prepared by French & Parrello Associates dated March 9, 2017, last revised March 27, 2018.
15. Elevations Plan prepared by KSS Architects dated November 16, 2017, 1 sheet.
16. Mansfield Township Planning & Zoning Board Application Form signed August 9, 2018, and Checklists.
17. Other Agency approvals including the following:
 - a) Transmittal Sheet for Soil Erosion and Sediment Control Plan Certification from the Burlington County Soil Conservation District dated May 12, 2017.
 - b) Fax Cover Sheet from Brian Stilts, County of Burlington, Office of the County Engineer to Andrew French dated November 16, 2017 regarding a 30 day review extension.
 - c) Freshwater Wetlands Permit from the NJDEP approved by Ryan J. Anderson dated July 25, 2014.
 - d) Letter from the Keith P. Stampfel, PE, NJDEP to Jeff Camp, VA Florence Company, LLC dated April 28, 2017 regarding Flood Hazard Applicability Determination.
 - e) Letter from the Keith P. Stampfel, PE, NJDEP to Andrew L. French, PE dated May 24, 2012 with attached NJDEP Stream Encroachment Permit dated March 27, 2007.
 - f) Letter from Richard E. Brown, PE, Carroll Engineering to Michael Fitzpatrick, Mansfield Township dated May 9, 2017 regarding Sanitary Sewer Extension Approval.
 - g) Letter from Matthew Cofone, French & Parrello Associates to John Maselli, NJDEP dated September 5, 2017 regarding Treatment Works Approval.

- h) Letter from Ramesh Patel, NJDEP to NJ American Water-Mount Holly dated June 21, 2017 with attached Construction Permit dated June 21, 2017.
- 18. Existing Conditions Plan prepared by French & Parrello Associates dated August 22, 2016, 5 sheets.
- 19. Limited Topographic Survey, Florence-Columbus Road, last revised April 15, 2014.
- 20. Limited Topographic Survey, Jacksonville-Hedding Road, last revised April 15, 2014.
- 21. Phase I/Preliminary Assessment Report prepared by French & Parrello Associates dated April, 2015.
- 22. Lot Closure Report prepared by French & Parrello Associates.
- 23. Emergency Vehicle Turning Template Plan prepared by French & Parrello Associates dated March 27, 2018, 2 sheets.
- 24. Parking Assessment prepared by Traffic Planning and Design, Inc. dated April 2, 2018.
- 25. NJDEP Treatment Works Approvals, No. 17-0372 and No.17-0371a.
- 26. NJDOT Utility Opening Permit dated October 16, 2017.
- 27. Email from the NJ Turnpike Authority dated October 27, 2017.
- 28. Burlington County Conditional Approval dated April 2, 2018 and May 12, 2020.
- 29. Amended Preliminary and Final Major Site Plan for Margolis Warehouse Distribution Facility, Block 47.01, Lots 3.02, 9.01, 9.02, 11 & 12 prepared by French & Parrello Associates dated December 29, 2006, last revised March 23, 2018, 63 sheets.
- 30. Minor Subdivision & Lot Consolidation Plans for Margolis Warehouse Distribution Facility, Block 47.01, Lots 3.02, 9.02, 11 & 12 prepared by French & Parrello Associates dated August 7, 2018, 9 sheets.
- 31. Supplemental Stormwater Management Report for Proposed Warehouse Distribution Center, Lot 11.01, Block 47.01 prepared by French & Parrello Associates dated August 10, 2018.
- 32. Operation and Maintenance Manual for Margolis Warehouse Distribution Facility, Lot 11.01, Block 47.01 prepared by French & Parrello Associates dated August 10, 2018.
- 33. NJDEP Letter of Compliance dated June 4, 2018.
- 34. NJDEP Dam Safety Jurisdictional Determination dated February 19, 2013.
- 35. Amended Preliminary and Final Major Site Plan for Margolis Warehouse Distribution Facility, Block 47.01, Lots 3.02, 9.01, 9.02, 11 & 12, Route I-295, Florence-Columbus Road (CR656) and Jacksonville-Hedding Road (CR628) prepared by French & Parrello Associates dated December 29, 2006, last revised August 10, 2018, 40 sheets.
- 36. Response letter from French & Parrello Associates dated August 10, 2018.
- 38. Amended Preliminary and Final Major Site Plan for Margolis Warehouse Distribution Facility, Block 47.01, Lots 3.02, 9.01, 9.02, 11 & 12, Route I-295, Florence-Columbus Road (CR656) and Jacksonville-Hedding Road (CR628) prepared by French & Parrello Associates dated December 29, 2006, last revised August 30, 2018, 40 sheets.
- 39. Minor Subdivision & Lot Consolidation Plans for Margolis Warehouse Distribution Facility, Block 47.01, Lots 3.02, 9.02, 11 & 12 prepared by French & Parrello Associates last revised September 4, 2018, 9 sheets.
- 40. Letter of Transmittal prepared by French & Parrello Associates dated September 19, 2018.
- 41. Township Submission Letter by French & Parrello dated April 7, 2020.
- 42. Community Impact Statement by French & Parrello dated April 3, 2020.
- 43. Soil Erosion Submission Letter by French & Parrello dated April 8, 2020.
- 44. County Submission Letter by French & Parrello dated April 7, 2020.

45. Environmental Assessment Report & Environmental Impact Statement - Phase II by French & Parrello dated April 3, 2020.
46. Land Use Fees, Chapter A70.
47. Tax Certification Request Letter by French & Parrello dated April 9, 2020.
48. Mansfield Township Land Use Application Form dated April 3, 2020.
49. Mansfield Township Site Plan Checklist A.
50. Mansfield Township Site Plan Checklist B.
51. Mansfield Township Site Plan Checklist.
52. NJDEP Approved Freshwater Wetlands Letter of Interpretation, date stamped March 12, 2020.
53. Operations and Maintenance Manual – Phase 2 by French & Parrello dated April 3, 2020.
54. Traffic Impact Assessment by Traffic Planning and Design, Inc. dated March 31, 2020, revised June 9, 2020.
55. County Improvement Plans by French & Parrello.
56. Filed Subdivision Plans by French & Parrello.
57. Preliminary and Final Major Site Plans – Phase 2 by French & Parrello dated April 3, 2020, revised June 10, 2020, 52 sheets.
58. Preliminary Bridge Plans, GPE & Sections by Michael Baker International dated April 7, 2020, 2 sheets.
59. Stormwater Management Report – Phase 2 by French & Parrello dated April 3, 2020, revised June 10, 2020.
60. Wetlands Delineation Plan prepared by French & Parrello dated revised February 18, 2020, 6 sheets.
61. Minor Subdivision & Lot Consolidation Plan by French & Parrello dated August 7, 2018, revised February 5, 2019, 4 sheets.
62. Access Drive Improvements for Preliminary and Final Major Site Plan – Phase 2 by French & Parrello dated April 3, 2020, 10 sheets.
63. Jacksonville-Hedding Roadway Improvement Plans dated April 3, 2020, revised June 10, 2020, 10 sheets.

COMPLETION

The project should be deemed complete. A traffic study was submitted and other supporting data including a revised site plan.

AUTOMOBILE PARKING

The applicant has been granted a parking variance for the site, 1,305 spaces are required and 559 spaces are provided. Now Phase II North requires 1,085 spaces and 431 are provided. The applicant should provide testimony to justify the variance.

TRUCK LOADING AND PARKING SPACES

The cover sheet shows that there will be 413 off street truck parking stalls where 42 are required. The number of loading spaces required as per Mansfield Code 65-99 Off-street Loading is 1 space for the first 4,000 square feet and 1 additional space for each additional 20,000 SF.

HANDICAP PARKING

The plans show that the handicap parking numbers are satisfactory. ADA requirements are met.

	<u>Spaces Provided</u>	<u>Handicap Required</u>	<u>Handicap Provided</u>
Building 1	431	9	13

WAIVERS-VARIANCES REQUESTED

1. A design waiver for the size of parking stalls was approved from 9.5' x 18' to 9' x 18'.
2. An expanded parking variance is required. Testimony should be provided.

GENERAL SITE PLAN COMMENTS

We have reviewed the plans for traffic concerns and have the following comments. Additional comments will follow on a sheet by sheet format.

1. The site design calls for one access drive on Florence-Columbus Road (CR656) and one driveway on Jacksonville-Hedding Road (CR628).
2. Most dead end parking was alleviated or modified to provide turn arounds. In addition, a No Outlet sign was provided as requested. At the trailer parking, a deficient turn around area was provided. **- We have improved the trailer parking turn around on the south side of the building.**
3. The entrance/exit drive onto Florence-Columbus Road (CR656) and Hedding Road were both approved by Burlington County.
4. The access to the site on Jacksonville-Hedding Road (CR628) is a part of this application.
5. Emergency vehicles are provided access around the entire building. A portion of the roadway appears to be emergency roadway only. The circulation plan is to be approved by the Fire Department. **- Agreed**
6. Automobile parking lot stalls were approved by the Board to be 9' x 18' sizes with 24' aisles.
7. Handicapped spaces must meet ADA requirements. Sidewalks in front of buildings are to be 5 feet in width. **- Agreed**
8. Two trash collection dumpster locations are shown on the plan. The applicant should testify as to the adequacy of only two trash locations. **Testimony shall be provided to support the two dumpster locations.**
9. The Fire Department has to designate No Parking Fire Lane signage and striping. The applicant has agreed to provide additional painting for Fire Zones if required by the Fire Department in the future.
10. The applicant should provide testimony on how all of the truck traffic will use the Columbus Road entrance and exit, and how all automobile passenger vehicle traffic will use the Hedding Road entrance and exit. Will there be any Title 39 enforcement? It should be noted that additional traffic uses the entrance onto and from Columbus Road;

there may be back ups on Columbus Road and interfere with the I-295 ramp. The County has requested additional analysis of this condition. – **Testimony shall be provided.**

11. The applicant has provided various geometric changes to enforce these restrictions. The applicant should provide testimony on the enforcement provided. – **Testimony shall be provided.**

The applicant’s engineer is advised that all plan revisions must be noted on the plan as such, and a revision date must be put on the plan each time it is revised. Approval of the plans by this office will only be for the original plan and noted revisions. Approval will not extend to cover unnoted revisions.

I. Preliminary and Major Site Plans for Margolis Warehouse Distribution Facility, Block 47.01, Lot 11.02, prepared by French & Parrello Associates, all dated April 3, 2020, 52 sheets.

1. Sheet 1 Cover Sheet and Preliminary and Final Major Site Plan
 - A. No Comments.
2. Sheet 2 Overall Site Plan
 - A. The driveway to Jacksonville-Hedding Road was dualized, but dualization only included striping for a major portion of the driveway. A painted median should be provided at a minimum. - **A painted median was added as requested.**
 - B. The truck turn around at the dead end aisle for Building 1 should be alleviated. – **The dead end aisle for south side of building 1 is being proposed to control truck traffic to prevent trucks from having access to Jacksonville Hedding Road driveway as required by the county. We have provided sufficient turn around area for the truck traffic.**
 - C. An additional dumpster should be provided or the applicant should present testimony to justify 2 dumpsters. – **Testimony shall be provided.**
3. Sheet 3 Composite Site Plan
 - A. The dead end aisle on the southern trailer parking should be eliminated and Road A extended. **The dead end aisle for south side of building 1 is being proposed to control truck traffic to prevent trucks from having access to Jacksonville Hedding Road driveway as required by the county. We have provided sufficient turn around area for the truck traffic.**
 - B. The end aisle on the northern trailer parking should be eliminated and the entire drive extended. – **A full turn around area is provided on the north side and the end of aisle is being proposed to control truck traffic from accessing Jacksonville Hedding Road driveway.**
 - C. County road improvements should be shown on the plan. – **We have provided a reference to the county improvement plans.**
4. Sheet 4 Site Plan

- A. Two (2) Stop signs and stop lines are now shown from the truck loading area to Road B. – **ok**
 - B. The Stop sign and Stop bar for eastbound Road B should be removed. One (1) Stop sign is now shown from the automobile parking lot by Building 1 to Road C. The stop line was provided. – **ok**
 - C. No Parking Fire Lane signage (R8-31) is now shown on the plan. – **ok**
 - D. The applicant has previously agreed to provide additional yellow paint markings and signage if required by the Fire Department in the future. – **ok**
 - E. There is no sidewalk to the dumpster. Add it please. – **Access to the dumpster is intended to be from the exterior ramp area adjacent to the dumpster locations.**
 - F. There are not enough dumpsters on site. **Only 1 dumpster seems deficient.- There are two dumpster locations, one for each side of the building.**
5. Sheet 5 Site Plan
- A. The sidewalks are shown as 5 feet as approved by the Board. – **ok**
 - B. No Parking Fire Lane signs (R8-31) are now shown. – **ok**
 - C. Fire Zone signage is to be approved by the Fire Department. – **ok**
 - D. Pedestrian circulation at the entrance is deficient. A 6’ minimum sidewalk is required at all locations. – **ok**
 - E. No “No Outlet” signs are provided and all trucks are directed to a no outlet parking lot. – **ok**
6. Sheet 6 Site Plan
- A. “No Trucks” sign is now shown at Jacksonville-Hedding Road and the site drive. The applicant should provide testimony to justify how the signs will work. – **ok**
7. Sheet 7 Site Plan
- A. A general note should be added. No construction should start on site until a consolidated base suitable to handle emergency vehicles is provided, and this base should be kept clear and not used for storage. – **ok, note was added to plan.**
 - B. Curbing is not recommended when guiderail is to be installed. – **ok**
8. Sheet 8 Site Plan
- A. One additional concrete pad for trash is provided on the southeast corner. There is no sidewalk connection to this pad. – **Access to the dumpster is intended to be from the exterior ramp area adjacent to the dumpster locations.**
9. Sheet 9 Grading and Drainage Plan

- A. No Comments.
- 10. Sheet 10 Grading and Drainage Plan
 - A. No Comments.
- 11. Sheet 11 Grading and Drainage Plan
 - A. No Comments.
- 12. Sheet 12 Grading and Drainage Plan
 - A. No Comments.
- 13. Sheet 13 Grading and Drainage Plan
 - A. No Comments.
- 14. Sheet 14 Utility Plan
 - A. No Comments.
- 15. Sheet 15 Utility Plan
 - A. No Comments.
- 16. Sheet 16 Utility Plan
 - A. No Comments.
- 17. Sheet 17 Utility Plan
 - A. No Comments.
- 18. Sheet 18 Utility Plan
 - A. No Comments.
- 19. Sheet 19 Road Profile A
 - A. No Comments.
- 20. Sheet 20 Storm Sewer Profile
 - A. No Comments.
- 21. Sheet 21 Storm Sewer Profile
 - A. No Comments.
- 22. Sheet 22 Sanitary Sewer Profile
 - A. No Comments.
- 23. Sheet 23 Stream Crossing Utility Profile
 - A. No Comments.
- 24. Sheet 24 Landscape Plan
 - A. Add Note 4 under Sight Triangle Easements: “4. All trees in parking lot and adjacent to parking lot shall be limbed to 10 feet.” – **note was added.**

25. Sheet 25 Landscape Plan
 - A. Add Note 4 under Sight Triangle Easements: “4. All trees in parking lot and adjacent to parking lot shall be limbed to 10 feet.” – **note was added.**
 - B. A note should be added that states all light fixtures shall be located 4 feet behind the curb. – **note was added.**
26. Sheet 26 Landscape Plan
 - A. Add Note 4 under Sight Triangle Easements: “4. All trees in parking lot and adjacent to parking lot shall be limbed to 10 feet.” – **note was added.**
27. Sheet 27 Landscape Plan
 - A. Add Note 4 under Sight Triangle Easements: “4. All trees in parking lot and adjacent to parking lot shall be limbed to 10 feet.” – **note was added.**
28. Sheet 28 Landscape Plan
 - A. Add Note 4 under Sight Triangle Easements: “4. All trees in parking lot and adjacent to parking lot shall be limbed to 10 feet.” – **note was added.**
29. Sheet 29 Landscape Notes and Details
 - A. No Comments.
30. Sheet 30 Lighting Plan
 - A. Add Note 8: “8. All lighting standards should be placed 4 feet behind the curb or in islands.” – **note was added.**
31. Sheet 31 Lighting Plan
 - A. Add Note 8: “8. All lighting standards should be placed 4 feet behind the curb or in islands.” – **note was added.**
32. Sheet 32 Lighting Plan
 - A. Add Note 8: “8. All lighting standards should be placed 4 feet behind the curb or in islands.” – **note was added.**
33. Sheet 33 Lighting Plan
 - A. Add Note 8: “8. All lighting standards should be placed 4 feet behind the curb or in islands.” – **note was added.**
34. Sheet 34 Lighting Plan
 - A. Add Note 8: “8. All lighting standards should be placed 4 feet behind the curb or in islands.” – **note was added.**
35. Sheet 35 Lighting Details
 - A. No Comments.
36. Sheet 36 Soil Erosion and Sediment Control

- A. No Comments.
- 37. Sheet 37 Soil Erosion and Sediment Control
 - A. No Comments.
- 38. Sheet 38 Soil Erosion and Sediment Control
 - A. The applicant should clarify the length of pavement proposed between the County road and the stabilized construction entrance. Is it 40 feet as in note or over 300 feet when scaled off driveway? **The 300 feet existing paved driveway shall stay during construction and the 40 feet of pavement is a minimum amount to be provided.**
- 39. Sheet 39 Soil Erosion and Sediment Control Plan
 - A. No Comments.
- 40. Sheet 40 Soil Erosion and Sediment Control Plan
 - A. No Comments.
- 41. Sheet 41 Soil Erosion and Sediment Control Notes
 - A. No Comments.
- 42. Sheet 42 Soil Erosion and Sediment Control Details
 - A. No Comments.
- 43. Sheet 43 Construction Details
 - A. Signs should all have nomenclature as per the MUTCD, e.g., STOP (R1-1), No Parking (R7-1). Some are missing. **– nomenclature has been added.**
- 44. Sheet 44 Construction Details
 - A. Contractor shall provide installation, design and maintenance manuals for guiderails and end treatments. **– note for compliance has been added.**
 - B. Construction details for bridge connection should be provided. **Details have been added to the bridge plans.**
 - C. The guiderail and attenuators should meet NJDOT Standard Specifications for Bridge and Road Design. **– note for compliance has been added.**
- 45. Sheet 45 Construction Details
 - A. No Comments.
- 46. Sheet 46 Construction Details
 - A. No Comments.
- 47. Sheet 47 Construction Details
 - A. No Comments.

48. Sheet 48 Construction Details
 - A. No Comments.
49. Sheet 49 Construction Details – Pump Station
 - A. No Comments.
50. Sheet 50 Floor Plan and Monument Sign Detail
 - A. Add note 4 for Free Standing Sign Requirement: “4. The sign shall not interfere with the sight triangle for exiting vehicles.” Show sign location on the landscape plan and sight triangle. **Note was added.**
51. Sheet 51 Building Elevation Plan.
 - A. No Comments.
52. Sheet 52 Emergency Vehicle Turning Template Plan
 - A. Also show turning movement into parking areas to get closer to building.
 - B. Get Fire Department approval that all critical areas are accessible.

II. The Improvement Location Plan is under the jurisdiction of the County and County approvals are required. The applicant should testify as to County approvals.

III. Intersection Improvement Plans for Preliminary Major Site Plan for Margolis Warehouse Distribution Facility, Block 47.01, Lots 3.02, 9.01, 9.02, 11 & 12, Sheets 1-7 and Sheets 12-35 prepared by French & Parrello Associates dated March, 2017, revised September 22, 2017, and Sheets 8-11 prepared by Traffic Planning and Design, Inc. dated March 9, 2017, revised September 21, 2017, 35 sheets total. Approval is required by the County, as the improvements are all on County roads.

TRAFFIC STUDY COMMENTS

A traffic study was provided for this site by Traffic Planning and Design dated June 14, 2017, revised September 12, 2017, March 31, 2020 and June 9, 2020. The traffic studies included the entire site. Since the improvements are all on County roads, the applicant must obtain County approval. The applicant should testify as to the latest County approvals and status of any amended applications, if any. Our comments are for information only. – **Comments are information purposes, but Testimony shall be provided to discuss these items.**

1. The traffic generation methodology is acceptable.
2. Trip distribution appears to be low for the trips east to and from Columbus.
3. At full development of both parcels, the project will generate 1,355 daily trips vs. the 1,628 daily trips (Page 4 of Study).
4. The applicant should provide testimony on hours of operation.

5. The traffic study should evaluate the driveway on Florence-Columbus Road to include the driveway traffic from the proposed warehouse expansion on the other side of the road.
6. The applicant should testify if the traffic from the proposed expanded adjacent warehouse across the street was added to this traffic study.
7. The amount of traffic to Columbus appears low. It is not consistent with Route 206 southbound traffic provided for the Route 206 warehouse project which shows approximately 10% of all traffic to/from the south on Route 206.
8. The applicant's June 9, 2020 traffic study calls for the following improvements:

As part of the Phase 1 approved project, CR656 (Florence-Columbus Road) will be widened to provide a five-lane section, with two travel lanes in each direction connecting to the Route 295 NB on and off ramps, as well as dedicated eastbound left-turn lane.

At the off-tract intersection of CR656 (Florence-Columbus Road) and CR543 (Burlington-Columbus Road), the following intersection improvements are anticipated:

- a. Traffic signal optimization.

At the off-tract intersection of CR543 (Burlington-Columbus Road) and CR628 (Jacksonville-Hedding Road), the following intersection improvements are anticipated:

- a. Installation of dedicated eastbound and westbound left-turn lanes on CR543.
- b. Radii improvements on the north leg of CR628.
- c. Traffic signal upgrades.

9. The applicant should testify what improvements shown are to be a condition of approval and when they will be completed.
10. Levels of service are indicated to be LOS C or better for all site drives with the improvements indicated. As shown below, now LOS E or better:
 - a) 5 lanes at the entrance/exit on Florence-Columbus Road.
 - b) Opposing left turns on Columbus Road at Jacksonville-Hedding Road (CR628).
 - c) Improvements at the site drive and Jacksonville-Hedding Road (CR628).
 - d) These improvements require County approval. A phasing plan showing construction of improvements on and off site is required.
11. The intersection of CR656 (Florence-Columbus Road) and CR543 (Burlington-Columbus Road) will operate at LOS C or better for all peak traffic.

The intersection of CR543 (Burlington-Columbus Road) and CR628 (Jacksonville-Hedding Road) will operate at LOS D or better for all peak traffic.

OFF TRACT CONTRIBUTION

An off tract contribution is required. The traffic report by Traffic Planning and Design, with a revised date of September 12, 2017 indicates a pm peak hour distribution of trips from the front of the site to Petticoat Bridge Road of only 10 trips. The pm peak hour volume of the intersection of Columbus Road and Petticoat Bridge Road was counted to be 1,090 in 2013. The NJDOT has a 1.25% per year growth factor for arterial roadways in Burlington County. Thus, the 1,090 vehicles per day is factored to 2018 with a total growth factor of 2.44%. The 2018 pm peak hour volume for the intersection would be 1,117 total vehicles in 2018. The development trips are indicated to be 10, thus, the off tract contribution would be 10 divided by 1,117 times \$200,000 or \$1,790.00. This may have to be reviewed and recalculated as a condition of approval since many volumes were reduced. – **The \$1,790 off tract contribution was already paid as part of the final approval compliance for Phase 1.**

CONCLUSION

There is a sight triangle dedication on Columbus Road noted on Sheet 2 of 9 of the Minor Subdivision and Lot Consolidation Plan dated 8/7/2018, last revised 9/4/2018. All other open items were addressed except for the following:

1. An off tract contribution of \$1,790.00 was required. – **contribution was already paid as part of the original Phase 1 compliance.**
2. A compact disk containing the application, plans, reports and permits should be submitted. – **yes, we agree to comply.**
3. The applicant should testify as to the enforcement of Phase 2 traffic being directed per the traffic study; all truck traffic via Columbus Road and all auto traffic via Hedding Road. – **Testimony shall be provided.**

If you have any questions, please do not hesitate to call our office.

Respectfully submitted,

Litwornia Associates, Inc.

By:

Alexander J. Litwornia, PE PP
President

cc: Thomas J. Coleman, III, Esq. Michael J. Gross, Esq.
Edward E. Fox, PP Andrew L. French, PE
Robert R. Stout, PE KSS Architects
Mark Malinowski, PE Traffic Planning & Design, Inc.
Applicant *File 17025.011 Memo_07-14-2020.doc*
Douglas Borgstrom