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July 20, 2020
#87027 03

Mansfield Township Planning Board
3135 Route 206 South, Suite 1
Columbus, NJ 08022

Re: Margolis Warehouse Distribution Facility
Block 47.01, Lot 11.02
Amended Preliminary and Final Major Site Plan
Mansfield Township, Burlington County, New Jersey

Dear Members:

We have received and reviewed Preliminary and Final Major Site Plan application for the property referenced above. The site was formerly part of a larger application that received Preliminary Major Site Plan approval with a ten (10) year duration on March 23, 2009 to construct four (4) buildings comprising 95,130 square feet of office space and 1,807,464 square feet of warehouse/distribution space for a total of 1,902,594 square feet. The project site at the time encompassed lots 3.01, 9.01, 9.02, 11 and 12 in Block 47.01. The applicant subsequently filed an amended site plan application that subdivided the five (5) lots into two parcels identified as lots 11.01 and 11.02. In addition, the development was separated into two (2) phases. Phase 1 consists of two warehouse buildings comprising 959,864 square feet located on lot 11.01 and fronting on Florence-Columbus Road and is currently under construction.

The current application is for an Amended Preliminary and Final Major Site Plan approval to construct a 811,960 square foot building which includes 40,598 square feet of office space and 771,362 square feet of warehouse space. Lot 11.02 comprises 88.577 acres and fronts on Jacksonville-Hedding Road (CR 628). Access from Jacksonville-Hedding Road will be restricted to passenger and emergency vehicles. A proposed bridge crossing of Crafts Creek will provide truck access to the site from Florence-Columbus Road via an access easement across lot 11.01. Passenger use of the easement will be prohibited. Traffic control signage and a Guard House are proposed to maintain the internal traffic patterns described above.

On-site improvements proposed in addition to the office/warehouse building include 431 parking spaces including 13 that are accessible, 267 tractor trailer parking spaces, 147 loading docks, landscaping, lighting and five (5) detention basins. The project has received NJDEP Stream Encroachment and Freshwater Wetlands permits for construction in regulated areas. The applicant has already constructed the outfall piping system in accordance with the permits. Additionally, the proposed building will be serviced with public water and sewer systems.

The site consists primarily of open farmland. Craft's Creek and adjacent woodland runs along the westerly boundary of the site as well as wetlands associated with Craft's Creek. The New Jersey Turnpike is situated to the southeast of the site and Interstate 295 is situated to the northwest.

The following documents have been received with this application:

1. April 7, 2020 submission letter from Andrew L. French, PE of French & Parrello Associates.
2. Preliminary and Final Major Site Plan, prepared by French & Parrello Associates, dated 4/03/2020 and last revised 6/10/2020 including the following:

- a. Cover Sheet, Sheet 1 of 52.
 - b. Overall Site Plan, Sheet 2 of 52.
 - c. Composite Site Plan, Sheet 3 of 52.
 - d. Site Plan, Sheets 4-8 of 52.
 - e. Grading and Drainage Plan, sheets 9-13 of 52.
 - f. Utility Plan, Sheets 14-18 of 52.
 - g. Road Profile "A", Sheet 19 of 52.
 - h. Storm Sewer Profile, Sheets 20-21 of 52.
 - i. Stream crossing Utility Profile, Sheet 23 of 52.
 - j. Landscape Plan, Sheets 24-28 of 52.
 - k. Landscape Notes and Details, Sheet 29 of 54.
 - l. Lighting Plan, Sheets 30-34 of 52.
 - m. Lighting Details, Sheet 35 of 52.
 - n. Soil Erosion and Sediment Control Plan, Sheets 36-40 of 52.
 - o. Soil Erosion and Sediment Control Notes, Sheet 41 of 52.
 - p. Soil Erosion and Sediment Control Details, Sheet 42 of 52.
 - q. Construction Details, Sheets 43-48 of 52.
 - r. Construction Details – Pump Station 1, Sheet 49 of 52.
 - s. Floor Plan and Monument Sign Detail, Sheet 50 of 52.
 - t. Building Elevations Plan, Sheet 51 of 52.
 - u. Emergency Vehicle Turning Template Plan, Sheet 52 of 52.
3. County Improvement Plans prepared by French & Parrello Associates, dated 4/03/2020 and last revised 6/10/2020 including the following:
 - a. Improvement Location Plan, Sheet 1 of 10.
 - b. Construction, Striping and Sight Distance Plan, Sheet 2 of 10.
 - c. Grading and Road Profile, Sheet 3 of 10.
 - d. Cross Sections, Sheets 4-6 of 10.
 - e. Construction Details, Sheet 7 of 10.
 - f. Sight Soil Erosion and Sediment Control Plan, t Distance Profiles, Sheet 8 of 10.
 - g. Soil Erosion and Sediment Control Notes and Details, Sheet 10 of 10.
 4. Minor Subdivision & Lot Consolidation Plans, Sheets 1-4 of 4 prepared by French & Parrello Associates, dated 8/07/18 and last revised 2/05/19.
 5. Bridge Plans prepared by Michael Baker International dated 4/07/20 including:
 - a. General Plan and Elevation, Sheet 1 of 2.
 - b. Typical Sections, Sheet 2 of 2.
 6. Transportation Impact Assessment, Margolis Warehouse Distribution Phase II, prepared by Traffic Planning and Design, Inc., dated 3/31/2020
 7. Community Impact Statement, prepared by French & Parrello Associates, dated April 3, 2020.
 8. Environmental Assessment Report & Environmental Impact Statement, prepared by French & Parrello Associates, dated April 3, 2020.
 9. Transmittal Sheet for Soil Erosion and Sediment Control Act, dated 5/12/17.
 10. Site Plan submission letter to the Burlington County Planning Board prepared by Andrew L. French dated April 7, 2020.
 11. Site Plan submission letter to the Burlington County Planning Board prepared by Andrew L. French, PE dated April 7, 2020.

12. Submission letter and application to the Burlington County Soil Conservation District for Soil Erosion Control approval prepared by Andrew L. French, PE dated April 7, 2020.
13. Stormwater Management Report, prepared by French & Parrello Associates, dated 3/09/17 and last revised 4/03/20.
14. Operation and Maintenance Manual, prepared by French & Parrello Associates, dated 4/03/20.
15. Mansfield Township Planning & Zoning Board Application Form dated 4/03/20, including Certifications, Escrow Agreement, Checklists A and B and Site Plan Checklist.

Completeness

We have reviewed the documents submitted with the application for Completeness with the Township of Mansfield Land Development Checklist for Completeness, Checklist A General Checklist and Checklist B Site Plan Checklist (Preliminary & Final) and recommend that it be deemed complete for Planning purposes.

Zoning and Development Standards

The site is situated within a Redevelopment Area, subject to the "Interstate 295 and Florence-Columbus Road Area Redevelopment Plan," prepared by the Burlington County Bridge Commission, Department of Economic Development and Regional Planning, dated Revised November 2015. The Redevelopment Plan incorporates and adopts the following chapters of the Township of Mansfield ordinances: Chapters 16B, 19A, 22, 27, 41, 44A, 48, 50, 60A, 60B, 63A, 65 and A70.

The site is located within the ODL (Office, Distribution, Laboratory) District. The Redevelopment Plan maintains that the ODL zoning and provisions of §65-41 through §65-45.1 shall apply to the use and development of land in the redevelopment area. Permitted uses within the ODL District include office, warehouse, trucking and distribution facilities and wholesale establishments.

Variances

1. Ordinance §65-97 states the general requirements for the proposed off-street parking as follows:
 - a. Office Space: 1 stall per 250 square feet of gross floor area,
 - b. Ordinance §65-97 does not specifically list parking requirements for warehouses and instead utilizes a generic formula for unspecified building uses which requires 1 space for each 1,000 square feet of gross floor area.
 - c. Employees: 1 stall for each 2 employees.

Based upon the requirements listed above the proposed building requires 1,085 spaces whereas the applicant is proposing to provide 431. A parking variance is required. The Applicant should provide testimony.

Waivers

2. Ordinance §65-96(A) requires parking stalls to have a minimum width of 9.5 feet whereas the plan proposes 9.0 feet. A design waiver was granted with preliminary approval to permit 9' stall widths, however, a condition of the resolution granting preliminary approval was that parking stalls closest to the offices be 9.5' x 18'. The plan does not comply. Testimony to justify the non-compliance should be provided.
3. The plan proposes pole mounted lights with heights of 35' where a maximum height of 25' is allowed. We note however that a design waiver was granted with the Preliminary Major Site Plan to permit a 35' mounting height.

4. The plan proposes an 8' high chain link fence around the perimeter of improved areas. The detail provided on sheet 29 indicates that it is topped with a 1' high, 3 strand barb wire extension whereas Ordinance §65-102F(3) restricts fence heights for industrial uses to a maximum of 8'. We note however that a design waiver was granted with the Preliminary Major Site Plan to permit a 9' fence height.
5. Sheet 50 indicates that the proposed freestanding monument sign on Jacksonville-Hedding Road, not drawn to scale, will be 12' wide and 12'8" tall. The signboard itself will be 8' long by 4' tall. Ordinance §65-113.2.A.(2) allows one freestanding monument sign up to 10' long and 6' high, including frame. A plan revision or design waiver is needed. The Applicant should provide testimony.

Response: The monument sign has been revised to be compliant with the ordinance.

General Comments

6. Testimony should be provided on the operations of the proposed facility including:
 - a. Hours and days of operation.
 - b. Activities and services.
 - c. Maximum number of employees on any shift.
 - d. Waste generated.
 - e. Truck types, scheduling and trip frequency for waste removal.

Response: The required testimony will be provided.
7. The applicant should provide testimony on the means that will be employed to limit site access by passenger cars to Jacksonville-Hedding Road and truck access to Florence Columbus Road.

Response: The required testimony will be provided.
8. The sidewalk proposed adjacent to parking stalls servicing the northwest of the building narrows to less than 6'. The width should be dimensioned on the plan. We recommend that the handicap signs be mounted in concrete filled steel pipes and placed in the stall to prevent bumper encroachment onto the sidewalk. **Response:** We agree and have changed the handicap sign detail to show it is mounted in concrete filled steel pipes
9. The main entrance drives to the site should be identified by name.

Response: Names are now provided for the main entrance drives on the plans.
10. Wayfaring signage should be provided along Road A directing passenger cars to the appropriate parking lot.

Response: The plans now show the requested wayfaring signage.
11. Areas of refuge for handicapped employees may need to be provided for the emergency exists along the north and south sides of the building, if required by State and Federal accessibility guidelines.

Response: We agree to comply with all applicable building codes.
12. The Applicant should be provided testimony indicating how solid wastes and recyclables are to be managed for this site.

Response: The required testimony will be provided.
13. A copy of the proposed conservation easement should be provided to the Board Engineer and Attorney for their review and approval. **Response:** The required testimony will be provided as the proposed conservation easement is included in the filed Minor Subdivision Plan.
14. Condition n. of the Resolution 2009-03-07 required floor plans and architectural elevations of the proposed building be submitted prior to final approval. A single architectural sheet depicting elevations of prototypical entrances building facades has been submitted. The applicant should

discuss colors and materials proposed. A Building 3 - Floor Plan was submitted as part of the engineering drawings. They show the location of proposed office space and note their areas but they are otherwise lacking in detail. **Response: Architectural plans showing the requested information are provided as part of this submission.**

15. Condition q. of the preliminary approval was that the applicant would install sidewalk along the exterior road frontages of the property or request a waiver and instead make a contribution to the Township's general fund in lieu of installing the required sidewalk. A note on the Cover Sheet indicates that the applicant is requesting a waiver and will make a contribution to the Township General Fund.

Statement - No response required.

Site Circulation and Parking

We defer Traffic and Circulation to the Board Traffic Engineer. However, we do offer the following planning related design and parking comments:

16. Anticipated truck arrival and departure schedules should be provided.
Response: The required testimony will be provided.
17. The applicant should discuss potential trucking stacking on lot 11.01 and the capacity of the access drive to accommodate it.
Response: The required testimony will be provided.
18. The Fire Department should comment on accessibility of emergency equipment, fire lanes and restricted parking areas.

Statement - No response required.

Landscaping, Buffers and Landscape Screens

19. We recommend that large shade trees such as Tuliptree, American Sycamore, and American Beech be interspersed among the evergreen trees proposed along the Jacksonville-Hedding Road entrance drive. We also recommend that native shrubs such as Serviceberry, Red Twig Dogwood, Arrowwood, and Chokeberry be planted along the foreground.
Response: The requested material has been added to the plans.
20. We recommend that the Whitehouse Callery Pears proposed along the entry drive be located uniformly from the curb line. **Response: The Pear trees are now uniformly placed as requested. A note has also been added to the plan indicating the proper placement.**
21. We recommend that the White Pines proposed inside the post and rail fence in the northeasterly corner of Basin 1 be replaced with Serbian Spruce and Dawn Redwoods and relocated upslope, along the property line. We also recommend that they be supplemented with larger shade trees and native shrubs as described above. **Response: The White Pines have been changed to the requested species along with the supplemental landscaping.**
22. The evergreen trees proposed along the easterly side of Basin 1 should be supplemented with native shrubs such as those listed above.
Response: The requested supplemental landscaping has been added to the plans.
23. We recommend that the islands proposed at the entrance drive and westerly intersection be planted with a groundcover such as Blue Rug Juniper. **Response: The requested Junipers have been added to the island at the west intersection but not at the entrance drive since this island is paved.**
24. The landscape plan proposes to install White fir trees in a 10'-wide planting bed on the east side of the building. White Firs reach widths from 20'-30' at maturity. Consequently, we recommend that they be replaced with a narrower evergreen species such as "Dragon Lady" Holly.
Response: The White Firs have been substituted as requested .
25. Similarly, Columnar Red Maples, which mature to widths of 15'-20' are proposed along the easterly building face. We recommend that they be replaced with a narrower species such as Fagus sylvatica

'Dawyck Purple' which has a narrower habit and greater shade tolerance. The number of Red and Yellow Twig Dogwoods proposed in proximity to them should be reduced as appropriate to provide adequate room for growth.

Response: The Maples have been substituted and the dogwood totals reduced as requested .

26. We recommend that the number of White Pines proposed in proximity to paved areas be reduced and replaced with other evergreen trees such as Norway Spruce and Serbian Spruce because of their susceptibility to limb breakage during snow storms and tendency to lose lower branches with age.

Response: The White Pines have been substituted as requested .

27. We recommend that mulched beds be installed within the sodded islands between access drives and parking lots. They should be planted with a mix of large evergreen shrubs such as 'Dragon Lady' Holly and 'Moonglow' Juniper and medium evergreen and deciduous shrubs such as Inkberry, 'Otto Luyken' Cherry Laurel, 'Blue Girl' and 'Blue Boy' Holly, St. Johnswort, Spirea, and ornamental grasses such as Feather Reed grass. **Response: Additional plant material is now shown in the subject areas consisting of the requested material.**

28. The landscape plan indicates several areas that will be sodded. The plan indicates that foundation plantings will be supplied with drip irrigation however there is no mention of irrigating sodded areas. We recommend that they be irrigated to provide supplemental water during dry periods. **Response: Irrigation is not proposed since the specified sod mix can handle dry spells once it is established. The contractor is responsible for watering until establishment has been achieved, therefore we feel irrigation is not necessary.**

Outside Agency Approvals

29. The applicant should discuss the status of all required outside agency approvals, including the following:
- a. NJDEP (FWGP7, FWGP10A, & FWGP 11 approved 7/25/14).
 - b. NJDEP Dam Safety Permit for the basins (Condition cc. of Resolution 2009-03-07).
 - c. NJDEP Flood Hazard Area Permit (Stream Encroachment).
 - d. NJDEP Water Extension.
 - e. NJDEP Sewer Extension.
 - f. New Jersey Department of Transportation.
 - g. New Jersey Turnpike Authority.
 - h. NJ American Water-Water Extension.
 - i. Burlington County Soil Conservation District (Certified 5/12/17)
 - j. Burlington County Planning Board.
 - k. Construction Code Official.
 - l. Mansfield Township Fire Official.
 - m. Mansfield Township Environmental Commission.
 - n. All others having jurisdiction over this application.

If you have any questions or require further information, please feel free to contact me.

Sincerely,



Edward Fox, AICP, PP
Board Planner

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