FPA Responses are shown in red

July 22, 2020

Ed Ruggiano, Land Use Coordinator
Township of Mansfield
3135 Route 206, Suite-1
Columbus, NJ 08022

RE: VA Florence Company, LLC (Margolis-Phase 2) – Preliminary and Final Major Site Plan
Block 47.01, Lot 11.02
SC Job # MPB-08-009A

Dear Mr. Ruggiano and Members of the Board,

The following items were received in support of the referenced application:

1. Submission letter prepared by French & Parrello Associates, dated July 9, 2020.
2. Mansfield Township Planning and Zoning Board Application Form, including Certifications, Escrow Agreement, Checklist 'A', Checklist 'B'.
3. Amended Final Major Site Plan, Sheets 1 - 52, (reduced & full sizes) prepared by French & Parrello Associates, revised through June 10, 2020
4. Stormwater Management Report prepared by French & Parrello Associates, PA dated June 20, 2020.
5. Stormwater Management Measures Maintenance Plan & Field Manuals (Operation and Maintenance Manual) prepared by French & Parrello Associates, PA dated April 3, 2020.
6. Jacksonville-Hedding Road (CR 628) Improvement Plans, Sheets 1- 10 prepared by French & Parrello Associates, PA dated April 3, 2020
7. Bridge over Crafts Creek Plans, Sheets 1 – 2, prepared by Michael Baker International dated April 4, 2020.
8. Filed Minor Subdivision and Lot Consolidation Plan for Lots 3.02, 9.01, 9.02, 11, and 12 of Block 47.01 prepared by French & Parrello Associates, PA, Sheets 1 – 4, last revised February, 5, 2019.
9. NJDEP Freshwater Wetlands Letter of Interpretation: Line Verification dated March 12, 2020; including Wetlands Delineation Plan, Sheets 1 – 6 prepared by French & Parrello Associates, PA last revised February 18, 2020.
10. Burlington County Soil Conservation District Application Cover Letter prepared by Andrew L. French, PE of French & Parrello Associates, PA dated April 8, 2020.
11. Burlington County Planning Board Application Cover Letter prepared by Andrew L. French, PE of French & Parrello Associates, PA dated April 7, 2020.
12. Burlington County Planning Board Conditional Approval Letter dated May 12, 2020.
13. Environmental Assessment Report & Environmental Impact Statement prepared by French & Parrello Associates, PA dated April 3, 2020.
14. Transportation Impact Assessment prepared by Traffic Planning & Design dated June 9, 2020.
15. Community Impact Statement prepared by French & Parrello Associates, PA dated April 3, 2020.
16. Tax Certification Request Letter prepared by prepared by Andrew L. French, PE of French & Parrello Associates, PA dated April 9, 2020.

We have reviewed the plans and supporting documentation and offer the following:

Preliminary and Final Major Site Plan

The applicant is proposing the construction of a warehouse / distribution facility totaling 811,960 square feet (sf). Approximately 40,598 sf is to be office space and the remaining 771, 362 sf is to be warehouse space. The site will be connected to Block 47.01, Lot 11.01 to the west via a proposed bridged roadway. Block, 47.01, Lot 11.01 previously obtained Planning Board approval and consists of two (2) warehouses totaling approximately 959,864 sf and the associated site improvements.

The project site was previously utilized as farmland and Craft's Creek runs south to north across the western portion of the project site. The site is located within the Office Distribution Laboratory (ODL) Zoning District and the proposed use is permitted within this zone.

Variances

The following variance is required under Mansfield Township code:

1. Section 65-97 – 1,085 parking spaces are required where 431 are proposed.

Design Waivers

The following design waivers are required under the Mansfield Township code:

1. Section 65-96A – Parking stalls are required to be 9.5' x 18' where 9' x 18' stalls are proposed.

2. To allow 35' high light mounting heights where a maximum 25' is allowed.

3. Sidewalk is required along Jacksonville – Hedding Road (CR 628) in accordance with Code Section 50-19D. The applicant previously requested a waiver of the requirement and opted to contribute to the Township's sidewalk fund in lieu of installing sidewalk.

   The sidewalk contribution requirement along Jacksonville – Hedding Road (CR 628) is as follows:

   - 660 sf x $4.00 / sf = $2,640.00

It should be noted that applicant previously received design waivers for items 1 and 2 under Mansfield Township Planning Board Resolution No. 2009-03-07.

General Checklist 'A'

The following items from the completeness checklist were not included with the application:

Item 10. Property Tax Payment Certification – This item can be a condition of approval. **Ok**

Site Plan Checklist 'B'

The following items from the completeness checklist were not included with the application:

Item 6. Tax Map Sheet Number – This item can be a condition of approval. - **The tax map sheet number is shown on General Note #2 on the Cover Sheet.**

Item 7. *Signature Block for Property Owner* – This item can be a condition of approval. **– The signature block for the property owner was added to the Cover Sheet.**

Item 9. *Boundary and topographic survey prepared by a NJ Professional Land Surveyor* - This item can be a condition of approval. **– As discussed the boundary information is shown on the Filed and Recorded Minor Subdivision and the topographic information is shown on the Approved Wetlands Delineation Map that was provided.**

General Information

1. The applicant should provide testimony regarding the following: -**Yes, we agree to provide testimony describing the following items:**
   a. The interconnectivity of the proposed site Block 47.01, Lot 11.02 and the previously approved Block 47.01, Lot 10.01.
   b. Overview of the previously installed sanitary sewer extension and treatment.
   c. Overview of the previously installed water main extension.
   d. Overview of any changes in building elevations.
   e. Status of all outside agency approvals.
   f. The facilities hours of operation.
   g. Maximum number of employees per shift and number of shifts.
   h. Any proposed outdoor storage of materials.
   i. Phasing of the project, if applicable.
   j. Any proposed security fencing.

2. A note should be added to the Cover Sheet indicating that any and all parking stalls shall be used strictly of the parking of the assigned vehicle type. **– We have added this note, please see note #40 on the Cover Sheet.**

3. Sign data should be included on the Cover Sheet. **– Sign data was added to the Cover Sheet.**

4. Provide a Phasing Plan if, applicable. If the project is to be constructed in a single phase, then a note indicating such, should be added to the Cover Sheet. **– Project shall be constructed in single phase, please see note # 37 on Cover Sheet.**

5. Testimony should be provided regarding any easements on the site. **– Testimony will be provided.**

Survey Review

1. A boundary and topographic survey prepared by New Jersey Licensed Professional Land Surveyor should be submitted for review and comment. **– The boundary and topographic information has been provided as part of the submission in the form of the signed and sealed, filed and recorded Minor Subdivision Plan that has the boundary information and the signed and sealed, approved by NJDEP Wetlands Delineation that has the topographic information.**

Site Review

1. The Key Map should outline the area of the site depicted on its respective sheet. **– The Key maps were updated to outline the area of the site depicted on each respective sheet.**

2. Sidewalks are required along the frontage of Jacksonville-Hedding Road. The applicant has stated the desire to contribute to the Mansfield Township General Fund in lieu of installing the sidewalk. The calculation is as follows:

- 6660 sf x $4.00 / sf = $2,640.00 **– The applicant agrees to pay the contribution.**

3. There are several parking stalls throughout the site that appear to conflict with driveways. Consideration should be given to eliminating or relocating these stalls. **– As a follow up to our discussion, we have modified and/or relocated the parking stalls that appeared in conflict with the driveways.**

4. Our office recommends the van accessible parking spaces be 11' x 18' with 5' wide aisles. **– The building code and Barrier Free Code allow the van accessible parking spaces to be 8 feet with an 8 feet aisle and our office prefers this layout to allow the van to be parked in the space and more room for the aisle.**

5. Several doors around the building do not appear to have landing pads which may be required. All landing pads should be property graded to ensure conformance. **– We have reviewed the site plan and all doors should have landing pads with proper grading.**

6. Doors which are designated for emergency purposes, if any, should be labeled as such. **– the architect has advised that all doors are to be used for emergency purposes and we have added a note to document this condition.**

7. A symbol should be provided for the "NO IDLING" signs to clearly depict the proposed locations and quantity on the plans. **– "I" symbol has been added to the site plans to depict the location and quantity of the "No Idling" signs.**

8. The Overall Site Plan should contain the following labels: **The labels have been added to the Overall Site Plan**
   - Guard House
   - Riparian Zone
   - NJ Flood Hazard Area
   - Floodway Limits
   - Wet Lands Buffer

9. Access to fire pump house and water storage tank should be dimensioned. **– the driveway to the pump house and water storage tank has been dimensioned on the Site Plan.**

10. The required setbacks should be clearly labeled on the Overall Site Plan. **– We have added labels to the required setbacks on the Overall Site Plan.**

11. The existing width of Jacksonville – Heading Road (CR 628) should clearly be labeled on the Site Plan. **– the existing width of Jacksonville Hedding Road was added to the Site Plan.**

12. Testimony should be provided as to the adequacy of the proposed access drives for the detention basins. In the event of failure, it appears all structures may not be easily accessible by vehicle. Additional access points to the basins may also be considered. **– We will provide testimony as the proposed access drives provide adequate access for basin maintenance.**

13. Grass and landscaped areas should be labeled on the Site Plan. **– Lawn areas have been labeled on the Site Plan sheets.**

14. Testimony should be provided as to if any of the loading areas will be dedicated for the use of trash compaction equipment. **– Testimony will be provided as requested.**

15. Testimony should be provided regarding any items proposed, in addition to the signage, to prohibit traffic from using the "Emergency Access Roads" of the site. Emergency access driveways are subject to Fire Official approval. **– Testimony will be provided as requested.**

16. Testimony should be provided as to the adequacy of the two (2) proposed trash enclosure given the sized of the proposed structure. **– Testimony will be provided as requested.**

17. Fire hydrant and fire lane locations and details are subject to Fire Official approval. **– Agreed.**

Grading and Utilities Review

1. Grading details for ADA accessible routes should be provided. **– Grading information has been provided.**

2. We defer the review of the proposed sanitary sewer system and extension to the Township's sewer engineer consultant; the New Jersey Department of Environmental Protection; Burlington Township and Burlington City.

3. The proposed sewer systems are to be the responsibility of the owner. **– agreed.**

4. The proposed sanitary force main should have minimum 4' of cover. **– ok, profile has been updated accordingly to show the minimum of 4 foot of cover for the force main.**

5. Testimony should be provided about soil removal from the site and compliance with Code 47-1. – **Testimony shall be provided.**

6. Labels for the existing contours should be added throughout the plans. **– Labels for the existing contours have been added to the plans.**

7. The exterior steps should be labelled. Railings for all exterior steps and landings that are 18" or more above the ground surface should be indicated. - **The exterior steps have been labeled and note added for the railing requirement.**

Storm Sewer Review

1. Revise storm sewer profile Inlet #A-2 to FES#A-1 to include Inlet #A-12. Adjust storm sewer information to correspond with that on the Grading and Drainage Plan, Sheet 11. **– The storm sewer profile was updated as requested.**

2. Revise storm sewer profile Inlet #B-3 to FES#B-2 to correspond with the information on the Grading and Drainage Plan, Sheet 11. **– The storm sewer profile was updated.**

3. Note the class of reinforced concrete pipe on the profiles where the pipe is other than Class III. **– The profiles have been updated to identify concrete pipe other than Class III.**

4. The composite runoff coefficients use in the Storm Sewer Design Worksheet should correspond to the runoff coefficients computed in the Runoff Coefficient Worksheet. **– The stormwater worksheet has been updated accordingly.**

5. The roughness coefficients for Open Space, Type D, C & B soils that are used in the Runoff Coefficient Worksheet, should be 0.65, 0.51 & 0.25 respectively, per N.J.A.C. 5:21, Table 7.1. The worksheet should be revised accordingly. **– The coefficients have been updated accordingly.**

6. The following elevations do not appear to be correct and should be verified: **Elevation has been reviewed and revised.**
   a) Grate of Inlet #A-3.

7. A portion of the area shown to contribute to Inlet #A-2 appears to contribute to Inlet #B-1 based on the grades provided. **– The drainage map and calculations have been updated accordingly.**

8. About half of the area shown to contribute to Inlet #C-4 appears to contribute to Inlet #B-13 based on the grades provided. **The drainage area maps and calculations have been updated.**

9. Most, if not all, of the area shown to contribute to Inlet #D-4 appears to contribute to Inlet #D-3 based on the grades provided. The location of Inlet D#-4 does not seem to have any value. **D-4 is a low point and collects the flow from the access driveway.**

10. An inlet (perhaps Inlet #D-4) should be provided at the westerly end of Road A located on the east side of the warehouse and connected to the Basin #4 system**. - Ok**

11. It is not clear how the westerly side of Road 'A' drains to Inlet #A-3 based on the grades provided. An inlet on the westerly side may be appropriate. **Additional grades have been provided to show drainage patterns.**

12. The following pipe sizes, lengths and/or slopes on the Storm Sewer Worksheet do not correspond with those on the plans: **We have reviewed the pipe sizes, lengths and slopes to be consistent.**

    a) Inlet #A-3 to Inlet #A-1; Inlet #A-6 to Inlet #A-5; Inlet #A-8 to Inlet #A-9.
    b) Inlet #C-1 to FES #C-1.
    c) Storm MH #D-18 to Storm MH #D-19.
    d) Inlet #E-7 to Inlet #E-3; Inlet #E-6 to Inlet #E-5.

13. The slopes of the following storm sewers should be increased as they do not meet the minimum velocity requirement of 2.5 fps flowing ¼ full:
    a) Inlet #A-7 to Inlet #A-8. **– Please see calculations added to SWM Report that shows velocity is 2.47 ft/sec. or 2.5 ft/sec.**
    b) Inlet #D-4 to Inlet #D-3; Inlet #D-5 to Inlet #D-3 **– Please see calculations added to SWM Report that shows the velocity is greater than 2 ft/sec**

14. The slope of the low flow channel from FES #A-1 to Outlet Structure #1 should be noted on the Grading and Drainage Plan, Sheet 11. It appears to be less than 0.5%. **– The low flow channel has been labeled to be 0.5% slope.**

15. Per Section 50-27D of the Mansfield Township Code, the minimum cover of the storm sewer pipe is to be 2 feet. Several storm pipes have less than 2 feet of cover. A design waiver is required, and a waiver can be granted except for the following pipe runs that should be lowered and/or specified as Class IV Reinforced Concrete Pipe (RCP) as determined by the design engineer: **- We adjusted the grades and elevations of the pipes and identified them to be Class V.**

a) Inlet #B-8 to B-5
b) Inlet #C-4 to C-1; Inlet #C-3 to C-2 (both runs need to be lowered so that it will not conflict with curb construction).
c) Inlet #D-16 to D-13 (may need to be lowered so that it will not conflict with curb construction)

The following pipe runs should be lowered and/or specified as Class V Reinforced Concrete Pipe (RCP) as determined by the design engineer: **Yes, we agree and plans have been revised accordingly.**

a) Inlet #D-15 to Inlet #D-14 (or portion of).

16. The applicant's engineer may want to consider lowering the storm pipe from Inlet #E-11 to Inlet #E-2, provide 2' of cover and change to a Class III pipe.

17. The storm sewer from Storm MH # F-6 to #F-2 does not have adequate cover. It appears the top of pipes will protrude into the concrete apron above. The barrels of the pipes may even protrude through the apron in some locations. The system should be redesigned. The engineer may want to consider moving the system closer to the building to assist in gaining additional cover. The pipes should be specified as Class IV & V. **– The plans have been updated to adjust the locations and elevations of the pipes and changed to be Class V.**

18. A 42" manifold with adequate 15" laterals should be provided to convey the 44 cfs runoff into the underground recharge system. **– Yes, agreed.**

19. Per Section 50-27D of the Mansfield Township Code, where pipe sizes increase, the inside top of the larger pipe is to be at the same elevation as the inside top of the smaller pipe. The pipes at the following structures should be adjusted accordingly: **The plans have been updated accordingly to provide pipe separation where appropriate, however this is trunk line for the roof leaders so if we don't fully comply then we would seek a design waiver.**

a) Various RCP's at Storm MH #F-5 and Storm MH #F-4.
b) 15" & 24" HDPE Pipe at Storm MH #D-19.

20. The 30" RCP from Manhole #B12 to Inlet #B-9 needs to be revised as the Storm Sewer Design Worksheet indicates the runoff to Storm Manhole #B-12 exceeds the capacity of the pipe. **Ok pipe has been changed.**

21. The 15" RCP from Outlet Structure #3 to Existing Manhole needs to be revised as the Storm Sewer Design Worksheet indicates the runoff to the existing manhole exceeds the capacity of the pipe.- **The pipe has been revised.**

22. The pipe information from Outlet Structure #3 to Existing Manhole should be provided on Sheet 10. **– ok this information was added to sheet 10.**

23. The Storm Sewer Design Worksheet should correspond to the information provided on the Individual Drainage Area Map for the following: **ok**

a) Inlet #A-10.

24. High density polyethylene (HDPE) pipe typically requires a minimum 1 foot of cover between the top of pipe and the bottom of flexible pavement (such as asphalt). There are several locations were this

minimum cover is not met. The applicant's engineer should address accordingly. **We have reviewed and adjusted the pipes accordingly.**

25. The proposed County road drainage structure should be noted on the Grading and Drainage Plan, Sheet 11, and reference made to the County Roadway plans. **We have made reference to the county plans.**

26. Profiles for the following storm sewers should be provided: **Profiles have been provided.**

    a) Overflow MH #B-14 to MH #B-12.
    b) Storm MH #F-6 to Storm MH #F-1.
    c) Storm MH #D-7 to Inlet #D-2; Storm MH # D-8 to Storm MN #D-6.
    d) Storm MH #D-19 to Inlet #D-13.

27. Storm sewer pipe is to have a minimum diameter of 15" in accordance with Code 50-27D. Ten (10") storm pipes are provided at the westerly approach to and along the bridge. Therefore, a design waiver is required. The analysis of the 10" storm sewer should be provided in the Stormwater Management Report. The applicant's engineer should provide testimony regarding drainage requirements for bridge construction. **Testimony shall be provided**

28. The sanitary force main crossings should be shown on the applicable storm sewer profiles. The storm sewer crossings should be shown on the sanitary sewer profiles. **Profiles have been updated.**

29. Headwalls with trash bars are required at all discharge points into the basins in accordance with Code 50-27G.(1). Flared end sections are proposed at all discharge points. A design waiver will be required as the Preliminary Approval under Resolution 2009-03-07 did not specifically grant a design waiver from this requirement. The applicant's engineer should provide testimony on the embankment stability with the use of the proposed flared end sections. **Testimony shall be provided.**

Stormwater Review

1. Paragraph 3 of Section 2.1 in the Stormwater Management Report should be revised to reference Burlington County instead of Ocean County. **Report was updated accordingly.**

2. In accordance with the NJDEP Bureau of Dam Safety and Flood Control, Dam Safety Jurisdictional Request report dated 02/19/13, Basins 2 through 5 were determined to be Class IV dams. The Stormwater Management Report should address how these basins comply with the technical requirements of Dam Safety Standards N.J.A.C. 7:20. A note should be added to the plan indicating Basins 2 through 5 shall be constructed, operated and maintained in accordance with Dam Safety Standards N.J.A.C. 7:20. **– Please see note #41 on Cover Sheet.**

3. The Outlet Structure Data Table on Sheet 47 indicates a 48" discharge pipe from Basin #1 where the Drainage Plan and Stormwater Management Report indicate a 42" discharge pipe. Revisions should be made accordingly. **– changed to 48" pipe on plan and report.**

4. The inside and outside widths of the Basin #1 outlet structure should not be listed as the same in the Outlet Structure Data Table on Sheet 47. The inside width of 5' would be consistent with the emergency spillway analysis. **Detail was revised.**

5. The outlet structure and discharge pipe for Basin #1 are proposed to be the emergency spillway for the basin. The discharge pipe needs to have the capacity for the required discharge rate of 61.04 cfs. There will be some flooding of Road "A" near Inlets #A-1, 2, & 3 should a situation ever occur for the need of the emergency spillway. **Revised 48" to handle the 61 cfs flow.**

6. The detail of the outlet structure trash rack on Sheet 47 should be revised to show that it meets the criteria of N.J.A.C. 7:8-5.7(a)2 and 6.2(a) for bar spacing. **Revised bar thickness to indicate minimum thickness as 1/3 the orifice diameter.**

7. The width of the outlet structure baffle wall should be noted on the Outlet Structure Detail. **Width was added to the chart with detail.**

8. The grate elevations of Basin #2 – 5 outlet structures should be set an inch or two below the emergency spillway elevation. **Lowered 0.1' where applicable**.

9. The proposed underground recharge system hydraulically links Basins #2 & 3 with piping to Inlet #C-1 and piping to Overflow Manhole #B-14. These two basins cannot be hydraulically linked as the contributing area to Basin #3 will impact Basin #2. Two separate underground recharge systems, one for the building portion of drainage area DA-2 and one for the building portion of DA-3, would be required. **– Overflow manholes have been relabeled and both have the same invert out to control the flow equally.**

10. The proposed underground recharge system should be elevated to be 2' above the hydraulically restrictive layer. **Raised bottom of the stone to provide 2 feet separation as requested.**

11. Time verses flow analysis for the PO-4(out), PO-5I and PO-5P hydrographs should be provided to confirm peak flows into Basin #5. **– Interconnected pond summary for PO-4 and PO-5 added to the report to confirm peak flow from Basin #5.**

12. The width of Outlet Control Structure does not appear to be wide enough to accommodate the 24" outlet pipe and the baffle wall. **– minimum width of Outlet structure changed to 5 feet.**

13. Additional information is required to confirm water quality has been addressed. Pond summaries for the water quality storm should be provided to confirm hydrograph volume, peak outflow, and water surface elevation. Flow vs. Depth & Flow vs. Volume analyses should be provided to support the information provided. Information supporting baffle wall heights and MTD pipe sizes should be provided. The applicant's engineer should coordinate with our office. **– Pond summaries, flow vs depth, flow vs volume added and marked in red to support data in extended detention calculations. MTDs provided in treatment train after extended detention to provide treat a portion of the discharge at an 80% removal rate. The overall treatment train provides greater than 80% and this is consistent with the approved design from NJDEP. Baffle wall calculations already provided after MTD sizing.**

14. Soil borings were performed within each of the proposed storm basins and the results included in the Stormwater Management Report. The following concerns should be addressed:

a) Basin #1 – Soil Log TP-1 indicates ground water seepage at Elevation 44.0. This elevation also is the elevation of the basin bottom at that location, thereby creating wet conditions and maintenance concerns. **– The seepage is perched condition and shall be alleviated after site improvements have been installed. Also, we have added an underdrain at this location.**
b) Basin #3 – Test Pit Log FPA-35 should be provided in the Stormwater Management Report. – **added to the report.**
c) Basin #4 - Soil Logs TP-8 & 9 and Test Pits FPA 17-17 & 18 indicates ground water seepage at elevations 1.5 to 3 feet higher than the elevations of the basin bottom, thereby creating wet conditions throughout the basin and maintenance concerns. **– The seepage is perched condition and shall be alleviated after site improvements have been installed. Also, we have added an underdrain at this location.**

15. The Operations and Maintenance Manual for Proposed Warehouse Distribution Center needs to be filed along with the deed of consolidation. The following revisions should be made:
a) Reference "legally dispose" in the Description of the Off-site Disposal, Page 9. – **Has been revised.**
b) On Page 7 of the Detention Basin Field Manual (the 69th page of the Manual), revise the Inspection Checklist reference from 'Sub-Surface Infiltration Basin' to 'Detention Basin'. **Has been revised.**

16. Detention Basins are required to completely dewatering within 72 hours in accordance with the New Jersey Stormwater Best Management Practices. Dewatering analysis for all basins should be provided in the Stormwater Management Report. **The dewatering analysis was added to the report.**

Landscaping Review

We defer the Landscaping review to the Board Planner.

Soil Erosion and Sediment Control Plan

We defer the Soil Erosion and Sediment Control review to the Burlington County Soil Conservation District.

Lighting Review

1. The requested maximum lighting height is 35 feet where 25 feet maximum is require by ordinance. See Variances section. **– We are seeking a design waiver.**

2. Any existing lighting on the adjacent Block 47.01, Lot 11.01 which may impact the access road should be included in the analysis. **– We have revised Lighting Plan, sheet 34 to show the existing lighting from Phase 1 and included the photometric isolux patterns. The proposed lighting for the access roadway leading to the bridge has been designed with consideration of the existing lighting from Phase 1. The lights are evenly spaced to provide uniform lighting and to illuminate the roadways for safe operations.**

3. There appears to be large areas of the site where no photometric data is provided. The lighting analysis should cover the entire site and extend at least fifteen feet (15') past the property line. The Lighting Plan should be revised and resubmitted for review. **– The areas beyond the proposed**

site improvements are not to be illuminated, we have extended the footcandle readings so that it shows there will be no adverse impact on the neighboring properties from light spillage.

4. Updated statistic for the lighting should be provided. **– The lighting schedule has been updated accordingly.**

5. The angle of the 'SF' flood lights should be noted in the Luminaire Schedule. **The angle of the SF flood lights is approximately 170 degrees.**

6. The applicant should provide testimony regarding the following: **Testimony shall be provided.**
   a. Proposed full-time and security lighting.
   b. Hours of illumination.

Details

1. Details for way-finding signs should be provided. **– Details have been added to the plans.**

2. The psi of the concrete should be noted on the Concrete Curb and Pavement Detail. **– strength of concrete was added to this detail.**

3. Class B concrete should be specified for the 6" thick concrete refuse pad. **– Yes, detail was revised.**

4. The materials specified for the roadway conflicts on the Full Depth Pavement Detail and the Curb and Sidewalk Detail. The details should be revised accordingly. **Details have been revised.**

5. A detail is provided for Aluminum Steps; however, the detail for the Overflow Manhole depicts polypropylene steps. Clarification should be provided as to the proposed steps. **– Steps shall be aluminum.**
6. Testimony should be provided at to the compatibility of the proposed building, guard house, fire pump house, and trash enclosure. **-Testimony shall be provided.**

7. Blocking is recommended to support the wye connection in the manhole for the Pressure Cleanout Valve. The detail should be revised. **– Blocking was added to the detail.**

8. Blocking is recommended to support the Tee connection in the manhole for the Force Main Air Release Valve. The detail should be revised. **– Blocking was added to the detail.**

Traffic

1. The applicant should clarify what vehicles will be permitted to use the bridge. The Stormwater Management Report indicates that the new bridge crossing will be for truck traffic only and that passenger and emergency vehicles can enter the site from the driveway located off Jacksonville Hedding Road. We deferred to the Board Traffic Engineer pertaining to any restrictions imposed on bridge access.

2. We defer traffic, vehicular and parking issues to the Board Traffic Engineer.

Environmental

1. The wetlands shown on the Site plans should reference the verification by NJDEP. The verified wetland buffers should be shown on the plans. **– Wetlands label has been revised.**

2. Subject to review from the Mansfield Township Environmental Commission.

Outside Agency Approvals

Any approval granted should be contingent upon compliance with all applicable requirements and sections of the Mansfield Township Ordinances.

The following outside agency approvals and any others having jurisdiction should be provided prior to final approval:

1. Mansfield Township Environmental Commission
2. Mansfield Township Fire Official
3. Burlington County Planning Board – *Received Conditional Approval, dated 05/12/20.*
4. Burlington County Soil Conservation District **- Pending**
5. New Jersey American Water Company **– Water main has already been installed and service stubs provided for the building as part of the Phase 1 work.**
6. NJDEP, Letter of Interpretation – *Received File No. 0318-19-0005.1-FWW190001, dated 3/12/20.*
7. NJDEP, permits required for bridge construction. **- Pending**
8. NJDEP, permits required for sewer. **– Treatment Works Approval was granted for the entire project, phase 1 and phase 2 and the permit remains valid since construction has started prior to the permit expiration.**
9. Mansfield Township, sanitary sewer & bridge review. **Sanitary sewer review should only be at the planning board level, except for shop drawings during construction. Yes, structural review of the bridge shall be by the township engineer prior to construction of the bridge but should not hold up planning board final site plan approval.**
10. New Jersey Department of Transportation **– Not applicable, NJDOT approval is not required for this project.**

Testimony should be provided on the status of all required approvals.

The applicant should provide a point-by-point response to all the above comments. We will be present at the next regularly scheduled meeting to discuss any issues the Joint Land Use Board may have concerning this report.

Sincerely,
Stout & Caldwell Engineers, LLC

Mark E. Malinowski, PE
Joint Land Use Board Engineer

MEM/SJA

cc via email: Thomas Coleman, Esq., Board Solicitor
Alexander J. Litwornia, PE, Board Traffic Engineer

Edward Fox, AICP, PP, Board Planner
Jeffery C. Camp, VA Florence Company, LLC, Applicant
Alan Margolis, Owner
Andrew L. French, PE, Applicant's Engineer
Michael J. Gross, Esq., Applicant's Attorney
KSS Architects, Applicant's Architect
Robert Hoffman, PE, Applicant's Traffic Engineer

S:\Projects\Mansfield Township\PLANNING BOARD\2008 PROJECTS\MPB-08-009A Margolis Phase 2\Coorespondense\Reports\20(07-22) Margolis Review 1.docx