

STONEFIELD

Checklist Justification Memorandum

TO: Southampton Township Planning Board

RE: Proposed Dollar General Retail Merchandise Store
Block 2203, Lot 14
1823 Route 206
Township of Southampton, Burlington County, New Jersey

DATE: August 11, 2020

Southampton DG, LLC is proposing the construction of a Dollar General Retail Merchandise Store. The subject property is designated as Block 2203, Lot 14, commonly known as 1823 Route 206. The site is located within the Highway Commercial Zone and is bounded by U.S. Route 206 to the east, existing residential dwelling to the west, commercial property to the north, and undeveloped land to the south. The total project area is 141,924.1 SF (3.25 AC). The proposed development will result in a total of 9,265 SF of retail space. To accompany the Site Plan Checklist, Subdivision Checklist, and Variance Checklist, please see below for written justification for the items marked "W" or "N/A".

Preliminary Site Plan Checklist

Item #13 – All existing and proposed watercourses (including lakes and ponds) shall be shown and accompanied by the following information, as may be required by the Township Engineer.

This item is not applicable as there are no existing water courses.

Item #25 – Plans, typical cross-sections and details, centerline profiles and tentative grades of all proposed streets and of existing streets abutting the tract based on USGS vertical datum or a more specified datum supplied by the Township Engineer, including curbing, sidewalks, storm drains and drainage structures. Sight triangles, the radius of curblines and street sign locations shall be clearly indicated at the intersections.

This item is not applicable as no new streets are being proposed.

Item #26 – All proposed street names, which shall be subject to the approval of the Board. No proposed street name shall duplicate or be substantially similar to the name of any existing or approved street in the township or in any municipality served by a post office which also serves the Township of Southampton. Attached form should be completed and memo from the Township 9-1-1 Coordinator shall be provided with this application.

This item is not applicable as no new street names are proposed.

Item #28 – The proposed permanent monuments shall be shown, in accordance with the Map Filing Act.

A temporary waiver is requested; monuments will be set as a condition of approval, if approved.

Item #30 – Identification of any lot or area to be reserved or dedicated to public use, showing all improvements such as landscaping, grading, walkways, bicycle paths and recreational facilities.

This item is not applicable as no portion of the lot is to be reserved or dedicated for public use.



Item #33 – A Cultural Resource Inventory for all sites within the Pinelands.

This item is not applicable as the site is not located within the Pinelands.

Item #37 – Community Impact Statement.

A waiver is requested as the proposed development is a commercial use and no significant impacts to the community are anticipated.

Final Site Plan Checklist

Item C – A section or staging plan, if proposed, indicating the portion of the tract to be considered for final approval as part of the current application and the relationship of the portion of the tract to be remaining land area, including all applicable comparisons such as parking spaces, building coverage, lot coverage, open space areas and number of lots.

This item is not applicable as no staging is proposed.

Item E – Letters directed to the Chairman of the Board and signed by a responsible official of the lighting agency, water company, sewer utility, cable television company and any other company or government authority or district which provides accessory utility service approaching each proposed utility installation design and stating who will construct the facility so that service will be available prior to occupancy. The designing engineer shall certify to the Board that the existing cross-section(s) and profile(s) have been run in the field and the field notes shall be forwarded to the Township Engineer.

A temporary waiver is requested. Utility will-serve letters have been submitted but are directed to the Applicant's Engineer. Additionally, the required certification will be submitted during construction.

Item F – The applicant shall certify in writing to the Board that the applicant has: (a) installed all improvements in accordance with the requirements of this chapter, and/or (b) posted a performance guarantee in accordance with Chapter 12-7.

A temporary waiver is requested as the Applicant is submitting for preliminary and final approval simultaneously. The certification and/or performance guarantee will be provided after/prior to construction.

Item G – A statement from the Township Engineer that all improvements installed prior to application have been inspected as provided in Chapter 12-7, and that the improvements installed prior to application for final approval that do not meet or exceed Township standards shall be factored into the required performance guarantee.

A temporary waiver is requested as the Applicant is submitting for preliminary and final approval simultaneously. No improvements have been installed.

Item H – Approved street name(s) and new house numbers

This item is not applicable as no new street names or house numbers are proposed.

Burlington County Planning Board Approval

A temporary waiver is requested as the application has been submitted and approval is pending.

Soil Erosion and Sediment Control Approval

A temporary waiver is requested as the application has been submitted and approval is pending.



Burlington County Board of Health Well and Septic Approvals

A temporary waiver is requested as the application has been submitted and approval is pending.

NJ Department of Environmental Protection approvals or permits

This item is not applicable as no NJDEP permits are required.

Bond quantities for bond calculation

A temporary waiver is requested as the bond quantities will be submitted as a condition of approval, if approved.

Variance Checklist

Leisuretown applications only: Copy of Letter of Approval from the Architectural Review Committee of the Leisuretowne Association

This item is not applicable as the application is not a Leisuretown application.

Minor Subdivision Checklist

Item #8 – Location and width of all existing and proposed utility easements.

This item is not applicable as there are not utility easements.

Item#11- Delineation of flood plains, including both floodway and flood fringe areas.

This item is not applicable as there are no flood plains.

Item #13- Marshes, ponds, and lands subject to flooding within the tract and within 100 feet of subject tract.

This item is not applicable as there are no marshes, ponds, or lands subject to flooding.

Item #20- Official Street name(s) and house numbers.

This item is not applicable as no street names or houses are proposed.

Prepared by:

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Stonefield Engineering and Design, LLC