



Richard A. Alaimo Association of Engineers

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October 20, 2020

Ms. Michele Gittinger, Planning Board Secretary
Southampton Township Planning Board
5 Retreat Road
Southampton, NJ 08088

Re: Southampton Township Planning Board
Project ID: 20-2203-14
Southampton DG, LLC (Dollar General)
1823 Route 206
Block 2203, Lot 14 & 14.01
**Preliminary & Final Major Site Plan
with Bulk Variances and
Minor Subdivision Completeness Review**
Our File: C-0581-0109-000

Dear Ms. Gittinger:

We have received the application, site plan, and associated documents submitted for the referenced project. The site is bounded by residential and commercial uses to the north, State Highway Route 206 to the east, commercial and governmental (US Post Office) uses to the south, and Red Lion Road (CR #641) to the west. The parcel is approximately 11.04 acres and is located in the HC, Highway Commercial District. The site is undeveloped. The portion of the site that is not being developed is heavily wooded. There is a dirt drive that runs through the parcel between Route 206 and Red Lion Road in the northern portion of the lot.

The applicant is seeking Preliminary & Final Major Site Plan approval to construct a 9,265 SF Dollar General retail store and associates site improvements, including parking facilities, landscaping, utilities, site lighting, and stormwater management facilities. The applicant is also seeking Minor Subdivision approval to subdivide the parcel into two (2) lots and to convey a 0.143-acre portion of the subject parcel to adjoining Lot 14.01. Proposed Lot 14 would be 7.275 acres, proposed Lot 14.03 would be 3.115 acres, and proposed Lot 14.01 would be 0.65 acres. Proposed Lot 14.03 would contain the proposed Dollar General store and associates site improvements.

- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners

We have reviewed the application, tax map, and the following plans and documents prepared by:

➤ Stonefield Engineering & Design

Sheet	Title	Date / Revision
C-1	Cover Sheet	August 14, 2020
C-2	Existing Conditions Plan	August 14, 2020
C-3	Demolition Plan	August 14, 2020
C-4	Site Plan	August 14, 2020
C-5	Grading & Drainage Plan	August 14, 2020
C-6	Utility Plan	August 14, 2020
C-7	Lighting Plan	August 14, 2020
C-8	Lighting Details	August 14, 2020
C-9 - C-10	Soil Erosion & Sediment Control Plan	August 14, 2020
C-11 - C-12	Landscaping Plan & Details	August 14, 2020
C-12 - C-15	Construction Details	August 14, 2020
----	Environmental Impact Statement	August 14, 2020
----	Stormwater Management Report	August 11, 2020
1 of 2	Existing Drainage Area Map	August 14, 2020
2 of 2	Proposed Drainage Area Map	August 14, 2020
1 of 1	Test Hole Location & Concept Layout Plan	July 27, 2020
----	Checklist Justification Memorandum	August 11, 2020
----	Zoning Relief & Modification Memorandum	August 13, 2020
----	Operation & Use Memorandum	June 29, 2020
	Survey and Minor Subdivision Plan	August 18, 2020
----	ALTA Commitment for Title Insurance	----
1 of 1	ALTA / NSPS Land Title Survey	May 22, 2020/ June 10, 2020
----	Traffic & Parking Letter Assessment Report	August 14, 2020

The property is located in the HC, Highway Commercial District. The following are the area and bulk requirements for this District:

	Required	Existing Lot 14	Proposed Lot 14.03	Proposed Lot 14
Minimum Lot Area	2 acres	10.53 acres	3.11 AC	7.27 AC
Minimum Lot Frontage	200'	762.0'	262.0'	444.0'
Minimum Lot Width	200'	762.0'	262.0'	444.0'
Minimum Lot Depth	300'	629.3'	537.0'	547.4'
Maximum Floor Area Ratio	0.5	N/A	0.065	N/A
Maximum Impervious Cover	50%	N/A	27.8%	N/A
Maximum Height	35'	N/A	18'	N/A
Maximum Gross Floor Area	20,000 SF	N/A	9,265 SF	N/A
Side Yard Parking Setback	40'	N/A	32 FT ± ⁽²⁾	N/A
Setback to Residential Use	100'	N/A	73.1' ⁽²⁾	N/A
Principle Building Setbacks				
Minimum Side Yard (Aggregate)	100'	N/A	166.3'	N/A
Minimum Side Yard (Each)	20'	N/A	81.2'	N/A
Minimum Front Yard	150'	N/A	155.5'	N/A
Minimum Rear Yard	40'	N/A	73.1'	N/A
Front Yard Buffer	40'	N/A	68.0'	N/A
Side Yard Buffer	15'	N/A	80.8'	N/A
Rear Yard Buffer	40'	N/A	58.1'	N/A
	Required	Existing Lot 14.01	Proposed Lot 14.01	
Minimum Lot Area	2 acres	0.51 AC ⁽¹⁾	0.65 AC ⁽¹⁾	
Minimum Lot Frontage	200'	125.0' ⁽¹⁾	159.9' ⁽¹⁾	
Minimum Lot Width	200'	125.0' ⁽¹⁾	159.9' ⁽¹⁾	
Minimum Lot Depth	300'	178.2' ⁽¹⁾	178.2' ⁽¹⁾	
Maximum Floor Area Ratio	0.5	0.099	0.077	
Maximum Impervious Cover	50%	12.9%	17.8%	
Maximum Height	35'	< 35'	< 35'	
Maximum Gross Floor Area				
Principle Building Setbacks				
Minimum Side Yard (Aggregate)	100'	59.4' ⁽¹⁾	94.4' ⁽¹⁾	
Minimum Side Yard (Each)	20'	5.0' ⁽¹⁾	40.0'	
Minimum Front Yard	150'	78.7' ⁽¹⁾	78.7' ⁽¹⁾	
Minimum Rear Yard	40'	52.4'	52.4'	
Front Yard Buffer	40'	78.7'	78.7'	
Side Yard Buffer	15'	0.0' ⁽¹⁾	22.0'	
Rear Yard Buffer	15'	30.7'	30.7'	

⁽¹⁾ Existing Non-conforming;

⁽²⁾ Variance Required

Based on our review, we have determined that the submitted materials do not address the submission requirements for a site plan pursuant to Section §12-10.3 of the Township's Land Development Ordinance. Therefore, we recommend that this application be deemed ***Incomplete***.

We offer the following comments for the applicant's use in addressing the plan requirements:

1. Preliminary Major Site Plan checklist:
 - a. **Item 2d:** The plan should indicate the name and address of the owner of Lot 14.01 under OWNER on the cover sheet.
 - b. **Item 5:** The required approval signature lines should be added to the Cover Sheet.
 - c. **Item 6:** The area of the tract to be disturbed should be noted on the plan.
 - d. **Item 18:** The applicant has not submitted the required Nitrate Dilution calculations. The Nitrate Dilution calculations are required to determine the minimum lot area. The Nitrate Dilution calculations should be provided for the application to be deemed complete.
 - e. **Item 28:** The applicant has requested a temporary waiver to permit the monuments to be set as a condition of approval.
 - f. **Item 35:** The applicant has submitted an Environmental Impact Statement and the Environmental Impact Worksheet. However, the applicant has indicated "Not Applicable" on Worksheet Item 9D regarding farming usage on the parcel during the past 60 years. Based on aerial photography from 2006 contained on the NJDEP Geoweb site, it appears that the parcel was being farmed at that time. The applicant should include aerial photographs in the Environmental Assessment (EA). Section 12-4.10c of the Township Ordinance contains specific requirements for any Site Plan Review that involves a parcel in which agricultural practices have taken place. Soil tests for pesticides, lead, arsenic and mercury are required for previously farmed land. The applicant should address these requirements. It is noted that Section 12-4.10b of the Ordinance states that the EA shall generally conform to the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessment Practices: Phase 1 Environmental Site Assessment Process. The applicant should provide an EA conforming to the Phase 1 standards.

- g. **Item 37:** The applicant has requested a submission waiver for the Community Impact Statement.

2. Final Major Site Plan checklist:

- a. **Item E:** The applicant has requested a temporary waiver regarding the Utility will-serve letters and the certification by the design engineer that the existing cross-sections and profiles have been run in the field.
- b. **Item F:** The applicant has requested a temporary waiver regarding the required certification that the improvements have been installed in accordance with the requirements of the Township Ordinance as well as a waiver from posting the performance guarantee at this time. The required improvements per the Township Ordinance are not inspected until construction is ongoing. The performance bond is required to be posted prior to construction. We feel a waiver is not applicable.
- c. **Item G:** The applicant has requested a temporary waiver regarding the required statement from the Township Engineer that all improvements installed prior to final application have been inspected. The site improvements are not inspected by the Township Engineer until construction is ongoing. We feel a waiver is not applicable.
- d. The applicant has requested temporary waivers from submitting the following approvals: Burlington County Planning Board; Soil Erosion and Sediment Control; and Burlington County Board of Health Well and Septic. A temporary waiver for submission of NJDOT approval is also required, since the site fronts on a state highway.
- e. The applicant has requested a temporary waiver from submitting the Bond quantities for calculation.

3. Minor Subdivision Plan checklist:

- a. **Item 8:** The location and width of any utility easements should be shown on the plan.
- b. **Item 11:** The plan should note the Flood Zone Designation.
- c. **Item 14:** The name of all property owners within 200 feet plan should be added to the plan.
- d. **Item 15:** The applicant has requested a temporary waiver to permit the monuments to be set as a condition of approval.

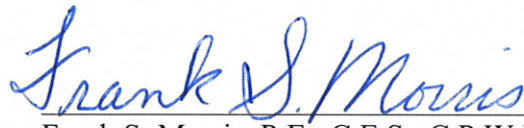
- e. **Item 16:** The applicant should provide certification by a professional engineer that the proposed lot can adequately accommodate a septic system.
 - f. **Item 17:** Red Lion Road has a right-of-way (ROW) width of 49.5 feet along the frontage, but has a ROW width of 66 feet along other portions of the road. The County will address any ROW dedication or easements, which should be reflected on the plan if required by the County.
 - g. **Item 18:** If the County requires any ROW dedication or easements, they should be shown on the plan with metes and bounds.
4. C Variance checklist:
- a. Variances are required for Side Yard Parking Setback and Setback to Residential Use as noted in the bulk requirements table above. The applicant should revise the site plans to note the required variances and provide testimony to support the requested variances.

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 plans by this office will only be for the original plan and noted revisions. The approval will not extend to cover unnoted revisions.

Should you have any questions, please contact our office.

Very truly yours,

RICHARD A. ALAIMO
ASSOCIATION OF ENGINEERS



Frank S. Morris, P.E., C.E.S., C.P.W.M.
Senior Associate *FSM*

FSM/RAA

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