

3. Major Site Plan prepared by Joseph Gray, PE of CME Associated in Medford, NJ, dated 08/03/22, consisting of the following:
 - a. Title Sheet
 - b. Site Plan
 - c. Grading and Drainage Plan,
 - d. Landscaping and Lighting Plan,
 - e. Soil Erosion and Sediment Control Plan
 - f. Soil Erosion and Sediment Control Details, and
 - g. Sections and Details.

4. Architectural Plans of Main Building – Option D, prepared by Anonymous of Turnkey, Inc. in Houston, TX, dated 08/2922, consisting of the following:
 - a. Elevation Plan, Sheet A-3,
 - b. Floor Plan – Option D, Sheet A-4, and
 - c. Computerized Perspective Renderings of Floor Plan and Elevations, (4 unlabeled sheets).

5. Stormwater Management Report, prepared by Joseph Gray, PE of CME Associated in Medford, NJ, dated 08/02/22.

6. Photocopy of Board Resolution 2018-18Z.

Completeness Review

Preliminary Major Subdivision / Site Plan checklist

The following table indicates the required submission checklist items for which the Applicant requested submission waivers and for which we recommend that the Board consider granting waiver approval. This is because the proposed development will not require more than 5,000 sf of soil disturbance on an existing commercial property.

No.	Description
12	Location and species associations of all individual trees or groups of trees having a caliper of 8” or more measured 3’ above the ground level shall be shown within the portion of the tract to be disturbed as a result of the proposed development.
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:
23	The location of existing structures such as water and sewer mains, utility structures, gas transmission lines and high-tension power lines on the tract and within 200’ of its boundaries.
35	Environmental Impact Statement
36	Traffic Impact Study
37	Community Impact Statement

The following table indicates the required submission checklist items for which the Applicant has not provided and has not requested submission waivers.

No.	Description
4	Certification that the applicant is the owner of the property or that the owner has consented to the making of the application under an option agreement.
7	The names and lot and block numbers of all property owners within 200' of the extreme limits of the tract as shown on the most recent tax list prepared by the Township Tax Assessor
16	Locations of all existing structures showing existing and proposed front, rear and side yard setback distances, and indication of whether the existing structures and uses will be retained or removed, and a specific identification of any family burial grounds and buildings more than 60 years old, both within the tract and within 200' of its boundary.
17	Size, height and location of all proposed buildings, structures, signs, and lighting facilities.
18	All dimensions necessary to confirm conformity to this chapter such as the size of the tract and any proposed lot(s), structures, setbacks, structure heights, yards, and floor area ratios. All tract and lot sizes shall be expressed in acres and square feet and shall include bearings and distances.
27	Any proposed protective covenants or deed restrictions applying to the land being developed shall be submitted with the application and/or indicated on the submitted plans. All covenants or deed restrictions are subject to approval by the Board.
29	Written description of proposed use and operations and potential pollution impacts, including emission of noise, glare, vibration, heat, odor, air and water pollution, safety hazards, expected truck and tractor traffic and the proposed number of shifts to be worked, the maximum number of employees on each shift, and the hours of operation.
31	A boundary survey by a licensed New Jersey Land Surveyor, certified on a date within six months of the date of submission.
32	Concerning site plans only, signed and sealed, scaled elevations by a licensed N.J. architect of the front, side, and rear of any structure to be erected or modified, floor plans and expansion plans incorporated into the building design shall be submitted.

Based upon the above site plan completeness concerns and the need to apply for use variances for the proposed uses, we recommend that the Board find the application INCOMPLETE for its review and consideration of Preliminary and Final Site Plan approval.

Administrative Comments

We reserve the opportunity to further comments as additional information becomes available.

Should you or the Applicant have any questions, please feel free to contact the undersigned.

Sincerely yours,



Rakesh R. Darji, PE, CME, PP
Zoning Board Engineer
RRD/ EF



Edward Fox, AICP, PP
Zoning Board Planner

123 Eayrestown Road_ERI Review Letter_12.01.22

cc: Patrick McAndrew, Esq. Applicant's Attorney via email pfxmlanduse@aol.com
Joseph Gray, PE, Applicant's Engineer via email jgray@cmeusa1.com
Tom Coleman, Esq., Zoning Board Attorney tomcoleman@rclawnj.com



Legend

- Flood Hazard Zone "A"
- Wetlands Vegetation

Block 2201
Lot 8.07

Block 2201
Lot 8.08

EYARESTOWN RD

LINDALN



ENVIRONMENTAL RESOLUTIONS, INC.
 Engineers • Planners • Scientists • Surveyors
 510 ZION WAY, SUITE 200
 MOUNT LAUREL, NEW JERSEY 08058
 TEL. 856-335-7170 FAX 856-375-5233

**121 & 123 Eayrestown Road
 Block 2201, Lots 8.07 & 8.08
 Southampton Township, NJ**

