



Principals
Richard Rehmann, GISP
Chris Rehmann, PE, CME, PP, PLS
Richard Heggan, PLS, PP
Robert Heggan, PLS, PP

March 10, 2021

Christy Clauss, Board Secretary
Winslow Township
125 South Route #73
Braddock, NJ 08037-9422

Re: Major Preliminary – Major Final
Completeness Review
Wawa
301 South White Horse Pike (Route #30) & Waterford-Blue Anchor Road (CR #722)
Winslow Township, Camden County, NJ
Block 5402, Lot 4
Township Account #E-22-56-850-943
ARH #73-12010

Dear Ms. Clauss:

We have reviewed the Major Site plan application submitted for compliance with the Township's land development completeness checklist and have the following comments:

Applicant: Winslow 30 Developers, LLC
1195 Route 70, Suite 2000
Lakewood, NJ 08701
732-961-8146
jmizrahi@paramountrealty.com

Owner: Alfred F. Salvatore & Daryl A. Salvatore Sr.
340 Oak Road
Hammonton, NJ 08037
alfred.salvatore@comcast.net
oldoak29@yahoo.com

Engineer: Matthew Sharo, PE
Dynamic Engineering Consultants, PC
1904 Main Street
Lake Como, NJ 07719
732-974-0198
msharo@dynamiccec.com

Attorney: Duncan M. Prime, Esq.
Prime & Tuvel, LLC
14000 Horizon Way
Suite 325

Mt. Laurel, NJ 08054
 856-273-8300
duncan@primelaw.com

A. Information Submitted or To Be Submitted:

1. Major Site Plan (dated 12/27/19) prepared by Dynamic Engineering Consultants, PC.

<u>SHEET</u>	<u>PLAN DESCRIPTION</u>	<u>DATE</u>	<u>REVISED</u>
1 of 24	Cover Sheet	12/17/2019	11/24/2020
2 of 24	Aerial Map	12/17/2019	11/24/2020
3 of 24	Demolition Plan	12/17/2019	11/24/2020
4 of 24	Overall Site Plan	12/17/2019	11/24/2020
5 of 24	Site Plan	12/17/2019	11/24/2020
6 of 24	Grading Plan	12/17/2019	11/24/2020
7 of 24	Drainage Plan	12/17/2019	11/24/2020
8 of 24	Utility Plan	12/17/2019	11/24/2020
9 of 24	Storm Profile	12/17/2019	11/24/2020
10 of 24	Landscape Plan	12/17/2019	11/24/2020
11 of 24	Lighting Plan	12/17/2019	11/24/2020
12 of 24	Lighting Details	12/17/2019	11/24/2020
13 of 24	Soil Erosion & Sediment Control Plan	12/17/2019	11/24/2020
14 of 24	Soil Erosion & Sediment Control Notes & Details	12/17/2019	11/24/2020
15 of 24	County Construction Details	12/17/2019	11/24/2020
16 of 24	Construction Details	12/17/2019	11/24/2020
17 of 24	Construction Details	12/17/2019	11/24/2020
18 of 24	Construction Details	12/17/2019	11/24/2020
19 of 24	Construction Details	12/17/2019	11/24/2020
20 of 24	Wawa Construction Details	12/17/2019	11/24/2020
21 of 24	Wawa Construction Details	12/17/2019	11/24/2020
22 of 24	Vehicle Circulation Plan (9,200 Gal. Fuel Truck)	12/17/2019	11/24/2020
23 of 24	Vehicle Circulation Plan (WB-50)	12/17/2019	11/24/2020
24 of 24	Vehicle Circulation Plan (Fire Truck)	12/17/2019	11/24/2020

2. Architectural Plan (dated 1/21/21) prepared by Stephen Fortwangler.
3. Stormwater Maintenance Manual (dated July 2020, revised November 2020) prepared by Dynamic Engineering Consultants, PC.
4. Stormwater Management Groundwater Recharge & Water Quality Analysis (dated December 2019, revised November 2020) prepared by Dynamic Engineering Consultants, PC.
5. Environmental Impact Study (dated January 2021) prepared by Dynamic Engineering Consultants, PC.
6. Cultural Resource Survey (dated May 2020) prepared by Richard Grubb & Associates.

7. Infiltration Testing Report (dated October 8, 2019) prepared by Geotechnical Engineering Consultants.
8. On-site Wastewater Treatment & Disposal System Plan (dated 1/23/20) prepared by Houser Engineering, LLC.
9. ALTA-NSPS Land Title Survey (dated 7/1/19) prepared by Dynamic Engineering Consultants, PC.
10. Pinelands Commission Application Certificate of Filing (dated 1/11/21).
11. Preliminary and Final Site Plan with Bulk Variance Approval (dated 1/29/21) prepared by Prime & Tuvel.
12. Property Report Card dated 2/5/2021
13. Change of Address Form from the Winslow Tax Assessor’s office noting the new property will be 303 South White Horse Pike, dated

B. Project Description and Background:

This application is for a Major Site Plan approval. The applicant is proposing a 10,042 SF Wawa food market and fueling canopy. The site also includes a septic treatment system, and a stormwater system with treatment devices, two underground stormwater basins, two open air basins with a sand filter. The existing property is located in a Rural Residential (PR-1) Zone. The property is located at the south corner of South White Horse Pike (NJSH Route 30) and Waterford Blue Anchor Road (C.R. 722). The existing property contains a residence with a driveway on Waterford-Blue Anchor Road with a detached masonry garage. The site also contains an existing restaurant in a masonry building with a u-shaped driveway with two access point onto White Horse Pike South. The site proposes two-way access drives onto the White -Horse Pike and Waterford-Blue Anchor Road respectively. Both accesses will be approximately 400 feet from the signalized intersection of the two roads.

C. Requested Relief:

1. Completeness:
 - a. The completeness items were presented for the Board’s consideration within the completeness report dated March 3, 2021. If the Planning Board accepts the waiver requests the application may proceed further for Major Site Plan application review.

D. Zoning Requirements:

1. The following are the zoning requirements for the subject property:

Zone: “PR-1” – Rural Residential

Use: Roadside retail sales and services – Wawa food market and fueling canopy

<u>Bulk Standards</u>	<u>Allowable</u>	<u>Existing</u>	<u>Proposed</u>
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Minimum Lot Size	1 ac ¹	6.157 ac	5.607 ac
Minimum Lot frontage	100 ft.	160.07 ft.	160.07 ft.
Minimum Front Yard Setback Principal Accessory	40 ft. NA	WHP- 59.1 WHP: 59.1 ft. W-BAR: 46.8 ft.	WHP- 59.1 WHP: 73.1 ft. W-BAR: 43.5 ft.
Minimum Side Yard Setback Principal Accessory	30 ft. 5 ft.	267.7 ft n/a	129.9 ft. 43.8
Minimum Rear Yard Setback Principal Accessory	30 ft. 5 ft.	405.8 ft. n/a	431.9 ft. 375.8 ft.
Maximum Building Coverage	20%	1.1%	4.1 %
Maximum Impervious Coverage	60%	7.9%	27.6%
Maximum Building Height	30 ft.	<30 ft.	24 ft.

E. Requested Relief:

1. Requested Variance and Design Waivers.

A. Variances:

- i) (296-77.C2) For parking lots with twenty (20) or more spaces, a minimum of five (5) percent of all spaces shall be twelve (12) feet wide. These wider spaces shall be located in one (1) area and designated as parking for the handicapped; and these spaces shall be located so that access does not require wheeling or walking behind parked cars.
 - The proposed handicapped stalls are eight (8) feet wide with an eight (8) foot shared access aisle. **This is a standard configuration of handicap spaces. We support the granting of this variance.**
- ii) (§296- 77. C. 4) Off-street parking spaces for all uses shall not be located between the front building line and the right-of way line. On corner lots, this restriction shall also apply to the space between the side street right-of way line and the side building line.
 - Parking is proposed between the building line and South White Horse Pike (NJSH Route 30) and Waterford-Blue Anchor Road (CR 722). **We defer review of this variance to the Board’s Traffic Consultant**
- iii) (§296-77.D. I) For all nonresidential uses, lands between the parking area and building shall be landscaped with trees, shrubs and ground cover to the maximum extent possible.

¹ Per 296 Attachment 3 – Minimum lot areas are those required if the use is served by public sewers. In instances where the use is not serviced by sewers and instead by on-site Wastewater treatment systems, the minimum lot area shall be one acre or greater if necessary to meet the water quality standards for the Pinelands Area

- No landscaping is proposed between the building and the parking. **The applicant should provide testimony for the reasoning behind this parking configuration**
- iv) (§296- 77.D. 3) Trees planted within parking areas shall be staggered or spaces so as not to interfere with driver vision, shall have branches no lower than six (6) feet and shall be placed at the rate of at least one (1) tree for every ten (10) parking spaces.
- There are no trees proposed within the parking area. **Noted**
- v) (§296-79.B.1) No building, other than buildings for agricultural product sales establishments, shall be located within two hundred (200) feet from the center line of a scenic corridor unless environmental or other physical considerations make it impractical to do so, in which case the building shall be set back as close to two hundred (200) feet as is practical, and the site shall be landscaped so as to provide screening from the corridor.
- Canopy is proposed 73.1 feet and 43.5 feet from each roadway and the building is proposed 112.3 feet from South White Horse Pike (NJSH Route 30). **The applicant should provide testimony as to why this variance should be granted**
- vi) (§296-80.B. 6. a) On-site business or advertising signs are permitted provided that no more than two (2) signs are located on any one (1) premises or on the premises leased or utilized by any one (1) business establishment.
- Two (2) freestanding, two (2) wall, two (2) canopy spanner and one (1) canopy facade sign are proposed. **The applicant should provide testimony as to why this variance should be granted**
- vii) (§296-80.B. 6. b) On-site business or advertising signs are permitted provided that the total area of such signs shall not exceed twenty (20) square feet per side, with the maximum height to the top of the sign not to exceed fifteen (15) feet from ground level.
- Two (2) freestanding signs are proposed at 59.75 SF each (239 SF total) with a height of twenty (20) feet. Two (2) wall signs are proposed at 67.7 SF and 36.9 SF each (104.6 SF total) with a height of twenty-one (21) feet. **The total area of the two 59.75 SF signs is noted incorrectly. The applicant should provide testimony as to why this variance should be granted**
- viii) (§228-7.E. 7) The maximum height of the bottom of a freestanding business sign above the ground shall be five (5)feet.
- The proposed freestanding signs have a clearance of 8.75 feet. **The applicant should provide testimony as to why this variance should be granted**

ix) (§228-7.B.1) Canopy signs shall not project horizontally beyond the supporting canopy.

- The proposed canopy facade sign projects 7 inches from the supporting canopy. **The applicant should provide testimony as to why this variance should be granted**

B. Waivers:

i) (§232-12.A. 9) Two-way driveways for commercial uses shall have a curblin opening of twenty-four (24) to fifty (50) feet and a driveway width of twentyfour (24) to forty-six (46) feet. Two-way driveways for service station uses shall have a curblin opening of twenty-four (24) to thirty-six (36) feet and a driveway width of twenty (20) to thirty-four (34) feet.

- The proposed driveway on South White Horse Pike (NJSH Route 30) has a curblin opening of 74.3 feet and 60 feet. The proposed driveway on Waterford-Blue Anchor Road (CR 722) has a curblin opening of 80.1 feet. **The applicant should provide testimony as to why this variance should be granted**

ii) (§232-12.F) Where a driveway serves as an entrance to a land development providing. fifty (50) or more parking spaces, a deceleration lane is to be at least two hundred (200) feet long and at least fifteen (15) feet wide measured from the abutting road curblin. A minimum forty foot curb return radius will be used from the deceleration lane into the roadway.

- There is no deceleration lane proposed on Waterford-Blue Anchor Road (CR 722). The deceleration lane proposed on South White Horse Pike (NJSH Route 30) has a fifty (50) foot curb return radius. **The applicant should provide testimony as to why this variance should be granted**

F. Administrative Issues:

1. The applicant and their consultants should provide testimony to the Board stipulating the present use of the site and what changes are being proposed in conjunction with the request for a major site plan approval.
2. As a condition of major site approval, the following issues should be addressed:
 - a. The Fire Official review and comment letter for the site should be addressed as applicable.
 - b. The Police Department's Traffic Safety Officer review and comment letter for the site should be addressed as applicable.
 - c. The Construction Official should review and comment on the proposed site accessibility compliance (e.g., handicap access lengths, quantity of spaces, distribution and location of spaces throughout the parking lot with the Federal American With Disabilities Act and the Barrier Free Subcode of the New Jersey Uniform Construction Code as applicable.

- d. The Applicant shall testify if there will be a need for increased water and sanitary sewer service and if the applicable parties have been notified.
- e. Stormwater Maintenance Plan. The existing basin will not be changed as a result of the building addition and additional paving. The applicant should testify if a stormwater maintenance plan exists for the site.
3. Prior to final plan signatures, a construction cost estimate for all on-site (and any applicable offsite) improvements should be submitted for review and approval. This estimate shall be used for posting performance guarantees and inspection fees. Section 232-11.A
4. The Applicant should note that our office will not sign off on any plans in the event that there are outstanding escrow balances. Therefore, prior to final plan signatures, the Applicant will need to obtain a letter from the Board Secretary stating that all escrows are current and in good standing.
5. A chart must be provided on the design plans which notes all the required approvals including outside agencies for this application and the date those approvals were granted.
6. Testimony should be provided by the applicant related to the following:
 - a. Hours of operation
 - b. Number of employees
 - c. Time and manner for product deliveries and trash and recycling pick-up
 - d. Parking requirement needs

G. Environmental:

1. The Applicant should discuss any impacts to surrounding wells due to drawdown on site for the commercial development
2. The Applicant has noted that no endangered species habitat or noted endangered species has been found on the property. We recommend the Applicant submit a natural heritage database request to the NJDEP to ensure no endangered or threatened species are to be impacted.
3. The Applicant should elaborate on the exact fauna species that are found on the property. The Applicant notes that birds and squirrels are found on the property.
4. The soil boring logs should be included within the environmental impact statement.
5. The Applicant has noted that gas pumps will be located on site but does not speak to the pollution containment measures that will be in place for the fuel station. This should be added to the impact statement.
6. The maintenance manual should be included within the impact statement. Oils, gasoline spills, trash, etc. all have environmental impacts in the short term and long term; these should be referenced as to how they will be monitored, cleaned, and will be prevented from entering the groundwater supply.
7. It appears the Applicant will be proposing a grease containment vessel on site. The EIS should discuss how the grease trap will be emptied and the spill prevention that will be in place.
8. As stated within Section 179-6 of the Ordinance, the Applicant should address environmental impact from a four- season perspective. The Applicant should discuss

snow removal/salting/brining of the lot area and the direct impacts this will have as runoff into the stormwater basins.

9. Per Section 179-6, the Applicant should provide a twenty (20) year projection and impact analysis.
10. Under the 'Hazardous Materials' section of the environmental inventory on page 9, the Applicant notes that there are none; however, gasoline will be stored on site. This should be revised.
11. The Applicant should discuss the containment measures that will be utilized to prevent spills or leaks such as alarm systems, double containment measures, etc.

H. Cultural Resource Survey:

1. The Applicant has conducted a cultural resource study that was completed by Richard Grubb Associates for the D & S Sub Shop property located on Block 5402, Lot 4.
2. The report notes that the building was a more modern shop that was constructed around 1948.
3. Richard Grubb and Associates completed the survey and did not recommend any additional surveys be completed. The site does not yield any historic or cultural significance.
4. The three (3) existing buildings are to be demolished and the new construction will not impact any archaeological or cultural resources.

I. Site/Grading:

1. We defer review of items on the county and state roadways to the appropriate authorities.
2. The thickness and asphalt material of the Concrete and Paving Detail on sheet 16 do not match the Hot Mix Asphalt Pavement Detail 17 on sheet 15A construction detail has been provided for concrete curb and bituminous pavement and are acceptable. Please clarify
3. Please provide a key for the site triangle hatching on the drawing.
4. Though the septic issue is under county jurisdiction, please provide the distance to the existing wells per NJAC 7:9A-4.3.

J. Traffic Design Issues:

1. We defer review of the on-site traffic to the Board's Traffic Consultant.

K. Drainage/Stormwater:

1. The stormwater management system was found to be acceptable.
2. Please provide testimony addressing the spill prevention and clean up procedures for the location.

L. Landscaping/Lighting:

1. The lighting and Landscaping plans appear satisfactory.

M. Utilities:

1. We defer review of this section to the Board's Utility Engineer and any outside approvals if required.

N. Other Issues:

1. As part of the site plan review, we recommend that the Board Solicitor review any title reports for appropriateness.

O. Additional Comments & Approvals:

1. The applicant shall provide copies of all outside approvals before the plans can be signed for amended Final Major Site Plan Approval. The chart on the cover sheet of the design should be amended noting this information, including the date approval was received.
 - a) NJDOT
 - b) Winslow Township Fire Department
 - c) Winslow Township Police Department
 - d) Winslow Township Planning Board Traffic Engineer, if required
 - e) Appropriate Utility Engineer Approval, if required
 - f) Camden County Health Department
 - g) Camden County Planning Board approval
 - h) Camden County SCD certification, if 5,000 sf or more if land is disturbed.

P. Recommendation:

This concludes our review of the present submission related to technical compliance for a major site plan approval. There are a few engineering issues where we believe additional detail, clarification and review from our office and other agencies is required. We would not take exception, if deemed acceptable by the Board that an approval for major site plan be granted contingent upon the applicant and/or his design engineer complying with and addressing all items noted in this report as well as any comments generated by the other Board Professionals, outside agencies and comments contained with separate review memos provided to the Design Consultant. It is also recommended, in order to streamline the approval process, that a letter be provided with any resubmittals summarizing the changes and their locations along with an extra copy of the design plans with the revised locations highlighted/clouded showing the changes. The Applicant should also check with the Planning Department Office to ensure there is sufficient funds within the review escrow account to satisfy any outstanding invoices from the Board Professionals, including an allowance for subsequent reviews.

Should the applicant or design consultant have any questions, we would be available to meet regarding this application review and report.

Sincerely,



William T. Loughney, PE for
ARH Associates

cc: Barry Wright, Mayor
Shirley Grasso, Esq. Board Solicitor
Sam Martello, Superintendent of PW
Terry Stagliano, Assessor
James Winckowski, PB Traffic Consultant
Steve Donohue, Township Utility Engineer
Kevin Becica, Camden County Eng. Dept.
Winslow 3 Developers LLC, Applicant/Owner
Matthew Sharo, PE, PE, Engineer
Duncan Prime, Esq. of Counsel

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