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September 20, 2021

Ms. Wendy Flite
Planning Board Secretary
Voorhees Township
2400 Voorhees Town Center
Voorhees, NJ 08043

via Email

Re: Sanitary Sewer Review
Major Site Plan
SAFStor Voorhees
Block 213.01, Lot 94
604 Centennial Boulevard
Voorhees Township, New Jersey
Planning Board Case No.: 2021-019
Our File No.: VT21007

Dear Ms. Flite:

As Sewer Engineer for Voorhees Township, we have reviewed the information submitted for the Major Site Plan Application for the SAFStor Voorhees project located at 604 Centennial Boulevard. The following information was provided for our review:

- Preliminary & Final Major Site Plan for Safstor Voorhees, 604 Centennial Boulevard, Voorhees Township, Camden County, New Jersey, Sheets 1 to 13 inclusive, and dated 7/23/2021, prepared by T&M Associates
- ALTA/NSPS Land Title Survey, Block 213.01 Lot 94, 604 Centennial Boulevard, Voorhees Township, Camden County, State of New Jersey, Sheet 1 of 1 inclusive, and dated 3/25/2021, prepared by Control Point Associates, Inc.
- Environmental Impact Statement, Safstor Development LLC, 604 Centennial Boulevard, Block 213.01 Lot 94, Voorhees Township, Camden County, New Jersey, dated July 2021, prepared by T&M Associates
- Stormwater Management Report, Proposed Safstor at 604 Centennial Boulevard Voorhees, NJ 08105, Block 213.01 Lot 94, Voorhees Township, Camden County, dated July 2021, prepared by T&M Associates

- SAFSTOR architectural plans entitled SAFStor 604 Centennial Boulevard Voorhees, NJ, Sheets A-1.01, A-1.02, A-1.03, A-1.07, A-2.01, and A-2.02 inclusive, dated 6/18/2021, prepared by David Boyce Architect
- Renderings entitled 604 Centennial Boulevard, Voorhees Township, NJ, 3 sheets, prepared by W&A Engineering
- Site photos entitled Proposed SAFStor Self Storage Facility, 604 Centennial Boulevard, Block 213.01 Lot 94, Voorhees Township, Camden County, NJ, 4 sheets, prepared by T&M Associates

General Description of the Existing and Proposed Sewer Connection

Block 213.01 Lot 94 is an unimproved wooded lot that fronts northbound Centennial Boulevard and is not currently connected to the Township's sanitary sewer system.

The proposed project consists of the construction of a 102,600 square foot, three (3) story, self-storage facility. The proposed facility also includes office space, three (3) rest rooms, a utility room, a break room, parking area and miscellaneous site improvements.

The proposed sanitary sewer improvements include the installation of approximately 266 linear feet of 8-inch gravity sewer and a manhole to convey the sanitary flow from the proposed building to an existing Township sanitary manhole on the southbound side of Centennial Boulevard at the intersection with Sheppard Road. The existing 8" Township sanitary sewer flows southbound in Centennial Boulevard to the existing 21" sanitary interceptor near the Centennial Mills development.

Plan Review Comments

1. On Drawing C-2, the following should be added to Note 19:

“All newly constructed gravity sanitary sewers and laterals must be televised by the Applicant and a DVD copy of the video inspection and inspection report provided for the Township Sewer Department's review and approval.”

2. On Drawing C-6, the proposed 8-inch diameter sanitary sewer is much larger than necessary for the proposed facility. This line should be revised to a 6-inch diameter lateral. The proposed on-site sanitary manhole should be deleted and replaced with fittings and cleanouts at all turns.
3. On Drawing C-6, the connection of the revised 6-inch lateral to the existing Township sanitary sewer in Centennial Boulevard should be made downstream of the existing manhole, not directly into the manhole.
4. On Drawing C-12:

- a. A detail showing the connection of the proposed sanitary lateral to the existing Township sanitary sewer in Centennial Boulevard should be provided. The detail should indicate the proposed lateral connection shall be made with a Geneco Type E, Model A, Sealtite Wye tapping saddle.
 - b. The Precast Concrete Sanitary Manhole Detail should be deleted
5. On Drawing C-13, a profile of the proposed sanitary lateral from the proposed building to the connection with the existing sanitary sewer in Centennial Boulevard should be provided.

Sewer Connection Fee

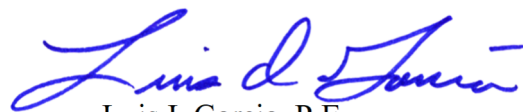
In accordance with the Township Schedule of Domestic Consumer Units (DCU) for Sewer Service Charges, the DCU determination for this project is 1 DCU and the sanitary sewer connection fee for the project is \$2,550.00 (see attached calculation).

The DCU calculation was based on the information shown in the submitted architectural plans of the proposed building. The building plumbing plans should also be provided for review. The project DCUs may need to be re-calculated if the plumbing plans show additional facilities (restrooms, utility closets, etc.) that drain to the sanitary lateral that were not shown on the architectural plans.

The connection fee must be submitted to the Township by the Applicant prior to obtaining the Township's connection permit. At the time the connection permits are requested, payment of any balance due as a result of increases in the sewer connection fee will be required prior to issuance of the Township connection permits.

If you have any questions regarding the above comments or require any additional information, please let us know.

Very truly yours,
Churchill Consulting Engineers



Luis I. Garcia, P.E.
Project Manager

enclosure

cc: Joseph Hale, Voorhees Township
Christopher Norman, Esq., Platt & Riso
Rakesh Darji, P.E., Environmental Resolutions Inc.
Kimberly Bennett, Esq., Fox Rothschild
Kyle Humphreys, P.E., T&M Associates
Jim Burt, W&A Engineering
Truman Gee, Interplan, LLC

Sanitary Sewer Connection Fee

SAFStor Self Storage - 604 Centennial Boulevard

Block 213.01, Lot 94

<u>Sanitary Sewer Connection Fee</u>		<u>DCUs</u>
a. Commercial property not specifically covered elsewhere	1,060 SF	
(office, restrooms, break room, utility room)		
No of DCUs (1 per each 3,000 SF or fraction thereof)		1
Total No. of DCUs		1.0
2021 Township sanitary sewer connection fee (per DCU)		\$2,550.00
Total Connection Fee		\$2,550.00