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October 10, 2021
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Voorhees Township Planning Board
Ron Schwenke, Chairman
2400 Voorhees Town Center
Voorhees, NJ 08043

Attn: Ms. Wendy Flite, Secretary

RE: SAFStor Self Storage
604 Centennial Boulevard
Block 213.01, Lot 94
Voorhees Township, Camden County
Preliminary & Final Major Site Plan
PB #21-019

We have reviewed the following documents submitted in support of this application:

1. Preliminary and Final Major Site Plans prepared by T & M Associates dated 7/23/21 consisting of:
 - a. Title Sheet, sheet C-1.
 - b. General Information & Notes, sheet C-2.
 - c. Existing Conditions & Demolition Plan, sheet C-3.
 - d. Site Plan, sheet C-4.
 - e. Grading Plan, sheet C-5.
 - f. Drainage & Utility Plan, sheet C-6.
 - g. Landscape & Details Plan, sheet C-7.
 - h. Lighting & Details Plan, sheet C-8.
 - i. Soil Erosion & Sediment Control Plan, sheet C-9.
 - j. Soil Erosion & Sediment Control Details Plan, sheet C-10.
 - k. Construction Details - Site, sheet C-11.
 - l. Construction Details - Utility, sheet C-12.
 - m. Yard Profiles, sheet C-13.
2. Stormwater Management Report prepared by T & M Associates dated 7/21/21.
3. Environmental Impact Statement prepared by T & M Associates dated 7/21/21.
4. ALTA/NSPS Land Title Survey prepared by Control Point dated 3/12/21.
5. Architectural Plans prepared by David Boyce dated 6/18/21 consisting of:

- a. First Level Floor Plan, sheet A-1.01.
 - b. Second Level Floor Plan, sheet A-1.02.
 - c. Third Level Floor Plan, sheet A-1.03.
 - d. Roof Plan, sheet A-1.07.
 - e. Exterior Elevations, South & West, sheet A-2.01.
 - f. Exterior Elevations, North & East, sheet A-2.02.
6. Architectural Renderings, undated prepared by W&A Engineering.
 7. Submission letter prepared by Kimberly Bennett, Esq, dated 7/23/21.
 8. Voorhees Township Land Use Development Application dated 7/21/21.

General Information

Owner/Applicant: Lynwood C. Gerber
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linsr@llredimix.com

Engineer: Kyle R. Humphreys, PE
T & M Associates
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Architect: Truman Gee
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Fort Worth, Texas 76120
tgee@interplanllc.com

Attorney: Kimberly Bennett, Esq.
Fox Rothschild, LLC
PO Box 5231
Princeton, NJ 08543-5231
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Zoning: Office (03) District

Our office has reviewed a Preliminary and Final Site Plan application for the property referenced above which fronts on Centennial Boulevard and is identified as Block 213.01, Lot 94. The property is currently vacant and undergoing successional re-vegetation. It comprises 5.76 acres and is located in the O3 (Office) district. The applicant is proposing to construct a 3 story self-storage building with office space on the subject tract. The footprint will measure 120' x 285' and the building floor area will comprise 102,350 square feet. A driveway proposed in the southerly corner of its frontage will provide access to the site. An interior driveway will access the interior of the building at two locations. Five parking stalls are proposed along the front and an additional fifteen are proposed

along the side of the building. A 6' wide concrete sidewalk is proposed along its road frontage. Infiltration and/or detention basins are proposed in the front and rear yards. A 50' wide buffer area is proposed along the property line separating the subject tract from the adjacent residential uses.

Lands bordering the subject tract's southerly property line as well as those located across Centennial Boulevard are located within the O3 district. They are improved with a cement plant and office park respectively. Land located immediately to its north is zoned GB-2 (General Business 2) and improved with a multi-family residential community. Land directly east of the tract is zoned MDR (Medium Density Residential) and improved with single family dwellings

Zoning Analysis

The purpose of the O3 zone is to provide for attractive large lot office, light manufacturing, research and professional office complexes to encourage a well rounded pattern of land use appropriate to the Township. Self service public storage is a permitted principal use.

Area & Bulk Requirements

Item	Required	Proposed	Status
Min. Lot Area	3 ac.	5.76ac.	Conforms
Min. Lot Frontage	200'	300.30	Conforms
Min. Front Yard Setback	50'	147.16'	Conforms
Min. Rear Yard Setback	*100'	405.81'	Conforms
Min. Side Yard Setback (residential)	100'	101.00'	Conforms
Min. Side Yard Setback (other)	50'	78.31'	Conforms
Max. Building Height	50'	36'	Conforms
Max. Impervious Coverage	60%	52%	Conforms
Min. Parking Setbacks (ROW)	25'	>25"	Conforms
Min. Parking Setbacks (side yard)	25'	39.70'	Conforms
Min. Open Space	25%	48%	Conforms

* From residentially zoned or residentially developed property.

Variations and Waivers

1. Ordinance section 150.15(H)(2)(a) permits each commercial establishment one (1) attached sign on each public street frontage whereas the architectural plans depict an attached sign on its Centennial Boulevard frontage and a second one on its southerly facade. **A bulk variance will be required for the sign proposed on the southerly facade.** The applicant should clarify if signage is to be part of this application.
2. Ordinance section 154.010(B)(2) requires entrance drives on roads with less than 39 mph speed limit to have a minimum width of 25' whereas the entrance drive has a width of 24'. **We recommend that the driveway width should be widened to comply with ordinance. In the alternative, a design waiver will be required.**
3. For properties with 150 feet or more of frontage, ordinance §154.010(B)(4) requires a minimum offset distance of 100' between the centerline of its entrance drive and the centerline of an intersecting drive or right-of-way on the opposing side of the roadway whereas the plan proposes a distance of approximately 22 feet' from the centerline of Sheppard Road. **A design waiver will be required.**

4. Ordinance section 154.010(B)(7) requires that loading areas be screened sufficiently to obscure the view of the loading platform from any public street whereas the loading area facing Centennial Boulevard has no screening. **Screening should be provided or a design waiver will be required. Further comments regarding buffering of the area are offered below.**
5. Ordinance section 154.010(B)(10) requires one (1) loading space per 20,000 square feet of gross floor area. Consequently, five (5) loading areas are required whereas two (2) are provided. **A design waiver will be required.**

General Comments

1. The Zoning Requirements listed on sheet 2 incorrectly lists the maximum permitted impervious coverage as 70% whereas ordinance Section 152.065(F) allows a maximum of 60%. The chart should be corrected. We note that the site complies with the ordinance with a proposed coverage of 52%.
2. The applicant should discuss operations of the proposed facility including:
 - a. Hours and days of operation.
 - b. Maximum number of employees on any shift
 - c. Anticipated traffic entering and exiting the site
 - d. Waste generated.
3. Security measures such as restricted access, fencing, gates, lighting, cameras, monitoring and access to individual units and any plans for a resident manager should be discussed with the Board and coordinated with the Fire Marshal.
4. If any of the storage units will be climate controlled the applicant should consider providing a back-up electricity generator on the property.
5. The applicant shall provide testimony regarding restrictions, if any, to be included in leases and how will they be enforced. For example, will there be restrictions regarding using storage units as a warehousing facility for a tenant's business?
6. The applicant should discuss the proposed building materials and colors that will be used on the building's exteriors.

Site Design Comments

7. Access to the interior of the larger building is limited to two locations. The applicant should discuss how loading and unloading activities will be managed and the means by which storage materials will be transported to individual units within the building.
8. Turning templates should be depicted on the plan for all trucks and emergency equipment to demonstrate ingress/egress to and circulation through the site.
9. The design engineer should coordinate with the Fire Marshal regarding fire lane restrictions.
10. Bollards should be installed in parking stalls located adjacent to the depressed curb proposed in front of the building to prevent vehicle intrusion into the sidewalk.

11. The width of the sidewalk adjacent to the southerly parking stalls should be increased to 6' to accommodate bumper overhang.
12. A stop bar and crosswalk should be provided at the access drive.

Grading, Drainage & Utilities

13. A rip rap channel that appears to service the concrete plant located to the subject tract's south encroaches onto subject tract. The applicant should discuss its purpose and whether an easement exists to permit the encroachment as well as responsibility for its maintenance.
14. The designer should review grades proposed adjacent to the southerly accessible parking stall. It appears that runoff will be directed toward the building instead of the proposed inlet.
15. The Drainage and Utility Plan indicates that 275 linear feet of 15" RCP to be constructed along Centennial Boulevard within the cartway. The limit of pavement restoration shall include mill and overlay to centerline of Centennial Boulevard for the entire length of the excavation. This shall be depicted and detailed in the site plans.
16. Existing fire hydrants located within the Centennial Boulevard right of way should be depicted on the plan. We defer to the fire Marshal with regard to the adequacy of coverage.
17. The applicant should discuss proposed fire suppression measures. We note the Drainage and Utility Plan notes extension of a 2" diameter water service line to the building. The applicant should discuss whether a sprinkler system is proposed. The fire service line shall be depicted on the Utility Plan.
18. Detailed grading should be provided for the accessible ramps proposed at the access drive. The location of the adjacent stormwater inlet should be adjusted as necessary to accommodate the ramp and flares.

Stormwater Management

19. This project proposes to disturb greater than 1.0 acres and proposes greater than 0.25 acres of net increase in impervious surface. Accordingly, the project is classified as a "major development" for the purposes of stormwater management and must comply with the **current** requirements of NJAC 7:8.

The project must, therefore, meet the following requirements:

- a. Address the rate and volume of runoff from the project site. This may be done in one of three ways as outlined in NJAC 7:8:
 - i. Reduce the peak rate of runoff from the project area by 50%, 25%, and 20% for the 2-year, 10-year, and 100-year storms, respectively; or
 - ii. Demonstrate that the rate of runoff for the project is not increased from the pre-developed condition at any point along the post-developed condition hydrograph; or
 - iii. Demonstrate that the peak rate of runoff is not increased and that the increase in volume and variation in timing will not have an adverse downstream impact.

- *The applicant has provided calculation of the pre- and post-development peak rates of runoff. The rates indicate that the site complies with the quantity requirement. However, our office has provided comments herein regarding the calculations which may affect compliance. The applicant is advised to review the calculations prior to the Board Hearing and provide verification that the final design of the stormwater management system will comply.*
 - b. Reduce the Total Suspended Solids (TSS) loading in stormwater by 80% for new impervious.
 - *The applicant has provided calculations which indicate that the site complies with the quality requirement. However, our office has provided comments herein regarding the calculations which may affect compliance. The applicant is advised to review the calculations prior to the Board Hearing and provide verification that the final design of the stormwater management system will comply.*
 - c. Demonstrate that the amount of groundwater recharge in the post-developed condition is equal to or greater than the pre-developed.
 - *The applicant has provided calculations which indicate that the site complies with the groundwater recharge requirement. However, our office has provided comments herein regarding the calculations which may affect compliance. The applicant is advised to review the calculations prior to the Board Hearing and provide verification that the final design of the stormwater management system will comply.*
 - d. Compliance with the above requirements shall be accomplished with use of Green Infrastructure and Low Impact Development Techniques.
 - *The implementation of green infrastructure is not addressed by the applicant.*
20. Soil test locations should be depicted on the plans.
21. Soil testing shall consist of 2 test pits per basin, must identify seasonal high water table and provide soil permeability testing of the most restrictive soil layer within four feet of the basin bottom.
22. Cross-sections for each basin have been provided however they shall include seasonal high water table elevations.
23. The stormwater management report (appendix 2, page 52) indicates that the basin 2 spillway is set at elevation 158.0. However, basin 2 is modeled to elevation 157. This should be reviewed and rectified.
24. The stormwater calculations indicate an emergency spillway elevation of 157.0 for basin 1. However, the plans don't depict a spillway (for any basin or forebay). The plans also indicate a top of berm elevation of 157.0 for basin 1.

25. The calculations also indicate a primary outlet elevation of 157.0 and emergency spillway elevation for basin 1. The primary outlet should be set below the spillway elevation.
26. The calculations indicate a spillway elevation of 156.0 between the forebay and basin 2. This spillway is not shown. This spillway should be routed to permit two-way flow, as it appears that the Basin 2 peak is higher than the forebay 2 peak.
27. The basin 2 spillway is indicated as discharging to an on-site sump (and ultimately onto the adjacent parking lot). The basin 2 spillway should discharge to basin 1. This can be accomplished by grading modifications (i.e. basin design and depicted on the landscape plan) or routing the entire 100 year storm to basin 1 through an outlet structure and pipe which comply with SCD requirements.
28. The Outlet Structure chart provided on sheet 12 lists the 100-year flood elevation of 156.30 for forebay-2 and 158.05 for Basin 2. This should be reviewed and revised. A peak elevation of 158.05 would result in flooding portions of the parking lot.
29. It appears that the entire building is being routed to basin #2 through forebay #2. The applicant should consider splitting the building runoff between the two basins. This may aid in addressing the peak elevation issue discussed above. Also, the runoff from rooftops is generally regarded as “clean” runoff and does not require routing through the forebay.
30. The emergency spillway for each basin should be depicted on the Drainage and Utility Plan. The Emergency Spillway Detail for Basin 2 provided on sheet 12 lists a spillway elevation of 158.00. We note that the 158.00 contour encompasses areas outside the basins, including a portion of the driveway.
31. The Emergency Spillway detail for Basin 2 labels a berm elevation of 159.01 however as noted above it is not depicted on the plan. We also note that the building has a finish floor elevation of 159.00.
32. Post-construction testing requirements contained in Appendix E: Soil Testing Criteria of the NJ Stormwater Best Management Practices manual to be performed by an appropriately licensed (or certified) professional and submitted to the Township Engineer for concurrence. Notes to this affect should be added to the Drainage and Utility Plan.
33. An Operations and Maintenance Manual for Stormwater Management Facilities should be provided by the Applicant as a stand-alone document, separate and apart from the Stormwater Management Report and Land Development Plans. The Manual should be an editable adjustable document. A copy of the Operations and Maintenance Manual shall be kept on file with the Township Clerk. A template is available at the following link: http://njstormwater.org/maintenance_guidance.htm
34. The lot shall be deed restricted to require the perpetual maintenance of the stormwater management system in accordance with the approved storm water management maintenance plan. The restriction shall reference the maintenance manual by title, preparer and most recent revision date. Further, the restriction shall allow that, in the event that the responsible party fails to maintain the system, the Township shall have the right (but not the obligation),

to enter upon the property to perform the requisite maintenance at the responsible party's expense.

Landscaping & Lighting

35. The plant symbols and hatching on the Landscape Plan contained in the plan set are difficult to read. The designer should adjust the line weights and layers so that pertinent information is discernable.
36. The tree clearing limit should be clearly depicted on the Landscape Plan. It appears that trees and shrubs are proposed in areas of preserved woods. We recommend that shade tolerant evergreen trees and shrubs such as 'Dragon Lady' Holly (*Ilex x aquipernyi* 'Dragon Lady'), American Holly (*Ilex opaca*) and 'Skip' Cherry Laurel (*Prunus laurocerasus* 'Schipkaensis') be added to the plant schedule for selective planting in wooded areas.
37. We recommend replacing the American Arborvitae with 'Green Giant' Arborvitae (*Thuja x plicata* 'Green Giant') for its more vigorous growth rate and supplementing it with a greater variety of evergreen trees. Recommended species include Serbian Spruce, Norway Spruce, Colorado Spruce and White Fir. The evergreen trees should be interspersed and staggered to provide a more naturalistic appearance. The number of Arborvitae should be reduced accordingly.
38. We recommend replacing the Japanese Holly and Boxwood proposed in front of the Arborvitaes with shrubs better suited to naturalize the area. Recommended species include Bayberry (*Myrica pennsylvanica*), Staghorn Sumac (*Rhus typhina*) and Prague Viburnum (*Viburnum x Pragense*).
39. The Green Ash proposed for use as a shade tree is susceptible to infestation from Emerald Ash Borers. It should be replaced with another species such as 'Princeton' Elm *Ulmus americana* 'Princeton'.
40. The Camelias, Boxwoods and Huecheras proposed along the southerly face of the building prefer filtered sun/partial shade. They should be replaced with species tolerant of full sun.
41. A planting bed should be provided along the side and front of the westerly loading area in order to comply with buffering requirements outlined in ordinance section 154.010(B)(7). We recommend installing evergreens such as Cryptomeria (*Cryptomeria japonica* 'Yoshino'), 'Blue Girl' & 'Blue Boy' Holly (*Ilex meserveae* 'Blue Girl' & 'Blue Boy'), 'GoldFlame' Spirea (*Spirea japonica* 'Goldflame') and 'Merlot' Sweetspire (*Itea virginica* 'Merlot').
42. There are unidentified hatch types depicted on the Landscape Plan. We note there are various ground cover symbols contained in the Reference Notes Schedule located on the same plan. They should identify the corresponding hatch types on the plan.
43. The plan indicates that a deficit of 83 unplanted compensatory trees. We recommend that planting of additional trees within the stormwater management basins. Recommended species include Dawn Redwood (*Metasequoia glyptostroboides*), Tulip Poplar (*Liriodendron tulipifera*) and Sugar Maple (*Acer saccharum* 'Green Mountain').

44. To the extent onsite compensation cannot be achieved, a contribution in lieu of the compensatory tree replacement will be required. The applicant should discuss with the board the cost of each replacement tree with the Board.
45. Note 29 on the landscape plan indicate that all landscape areas shall be irrigated by an automatic irrigation system. The plan should depict the boundaries of proposed irrigation.
46. The Limits of Stormwater Basin #1 depicted on the Landscape Plan differ from that shown on the other plans. This should be reviewed and rectified.

Permits and Approvals

1. Voorhees Township Construction Code Official
2. Voorhees Township Utilities
3. Camden County Planning Board
4. Camden County Soil Conservation District
5. Any and all others that may be required

Administrative

1. The Applicant shall pay all taxes, fees, and required escrow deposits which may be due and owing.
2. We reserve the opportunity to make further comments in our review of plans revised to address this initial review.
3. All future re-submissions of the plans shall clearly indicate a revision date and be accompanied with a point-by-point response letter to the comments of the Board's professional staff.

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

Sincerely,



Rakesh R. Darji, PE, PP, CME
Planning Board Engineer

RRD: tdk

cc: Chris Norman, Esq., Board Attorney (cnorman@prlawoffice.com)
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