

July 2, 2020

Town of Phillipsburg
120 Filmore Street
Phillipsburg, NJ 08865

Attn: Ms. Charee Carney
Land Use Technical Assistant

**RE: Proposed Birchwood at Phillipsburg
220 Stockton Street
Block 1901, Lot 13
Town of Phillipsburg
Warren County, NJ
DEC #2362-99-010**

Dear Ms. Carney,

On behalf of our client, Ingerman Development Company, LLC, enclosed please find the following information constituting our submission of revised documents to the Phillipsburg Zoning Board of Adjustment for continued review towards issuance of Use Variance & Preliminary Site Plan approval:

- Eighteen (18) signed and sealed sets of Use Variance & Preliminary Site Plans prepared by our office dated July 29, 2019 last revised June 22, 2020;
- Eighteen (18) signed and sealed copies of the Drainage Statement prepared by our office dated July 29, 2019 last revised June 29, 2020;
- Eighteen (18) signed and sealed copies of the Traffic Impact Statement prepared by Dynamic Traffic, LLC dated July 29, 2019 last revised June 30, 2020; and
- Eighteen (18) signed and sealed copies of the Sanitary Sewer & Water Flow Analyses prepared by our office dated June 30, 2020.

The above items have been provided to address the comments received at the August 22, 2019 Zoning Board of Adjustment public hearing as well as those received in the various Town Official review letters. The following is a sequential response to the outstanding review comments:

Phillipsburg Fire Chief Review Letter prepared by Richard A. Hay, Fire Chief / EMC dated August 13, 2019:

1. Due to steep grades it is not feasible to extend a fire access drive along the south side of the building. However, as identified in the Vehicle Circulation Plan (Fire) (Sheet 17) there is ample space for the fire truck to safely maneuver on the west, north and east sides.
2. The building will be equipped with a sprinkler system and will not have a standpipe system. Testimony regarding same shall be provided by the Project Architect.
3. Per preliminary discussions with Aqua NJ and the project MEP Engineer, the 6" water main extension as depicted on the plans is anticipated to be sufficient for the proposed improvements. Final design of the water service shall be coordinated with the Aqua NJ as part of the construction process.

Van Cleef Engineering Associates, LLC Review Letter prepared by Stanley J Schrek, PE, AIA, PP, CME, LEED AP dated August 19, 2019:

I. Completeness Review

1. General Submission Checklist
 - a. Acknowledged; to be provided by the Applicant under separate cover.
2. Preliminary Site Plan Checklist
 - a. Acknowledged; an additional waiver is being requested.
 - b. No response required.
 - c. No response required.
 - d. As discussed with the Town Engineer at the July 1, 2019 meeting, a waiver is being requested for preliminary approval and the requested information shall be provided as a condition of final approval.
 - e. Requested documentation previous emailed to your office on August 21, 2019.
 - f. As discussed at the July 1, 2019 meeting, there are no utilities on adjacent Lot 1.
 - g. As discussed with the Town Engineer at the July 1, 2019 meeting, a waiver is being requested for preliminary approval and the requested information shall be provided as a condition of final approval.
 - h. Acknowledged; authorization shall be provided by the project Architect under separate cover.

II. Zoning

1. No response required.

III. Variances: waiting for Planner response.

- 1-4. Acknowledged; no response required.
5. As discussed in testimony at the August 22, 2019 Zoning Board of Adjustment public hearing, the site plans have been revised to depict 75 parking spaces thereby conforming to Town Ordinance requirements.
6. Acknowledged; as discussed, as part of the site redesign the variance request is being revised from 42.6' separation to a residential zone whereas 80.6' is required to 47.2';
7. Acknowledged; as discussed, as part of the site redesign the front yard setback variance request is being revised from 19.1' whereas 25' is required to 23.5';
8. Acknowledged; as discussed, as part of the site redesign the side yard setback variance request is being revised from 24.7' whereas 30' is required to 21'.

IV. Technical Comments

1. Site Plan – General Comments
 - a. Acknowledged; no response required.
 - b. The Cover Sheet (Sheet 1) has been revised to include the endorsed Owner Certification
 - c & d. Project-Specific Grading, Drainage & Utility Note No. 6. Has been added to the Grading & Drainage Plan and Utility Plan (Sheets 7 & 8) indicating “Contractor to remove and cap existing sewer and storm lateral connections at the Town mains should the connections not be reused, or replace laterals that are to be reused from the main to the site.”
 - e. Acknowledged; a backflow preventer has been added to the proposed sanitary drop manhole located within the Stockton Street right-of-way as depicted on the Utility Plan (Sheet 7)
 - f. Project-Specific Grading, Drainage & Utility Note No. 7. Has been added to the Grading & Drainage Plan and Utility Plan (Sheets 7 & 8) indicating “Contractor to install a new sanitary sewer flow meter.”
 - g. No lot line adjustments are anticipated at this time; however, should same be required a separate application for same shall be submitted.

2. Site Plan – Demolition Plan Sheet
 - a. Project-Specific Grading, Drainage & Utility Note No. 6. Has been added to the Grading & Drainage Plan and Utility Plan (Sheets 7 & 8) indicating “Contractor to locate existing storm sewer & coordinate new connection to the municipal storm system with engineer of record & municipal engineer prior to construction.”
 - b. Acknowledged; no response required.
 - c. Acknowledged; a proposed construction fence has been added to the Demolition Plan (Sheet 4) and details for installation and removal timing has been added to the Sequence of Construction notes depicted on Landscape and Soil Erosion & Sediment Control Notes and Details (Sheet 11).
 - d. Project-Specific Demolition Note No. 4 has been added to the Demolition Plan (Sheet 4) indicating “Contractor shall not park or store vehicles or materials within the public right-of-way.”
 - e. Acknowledged; no response required.
 - f. Acknowledged; no response required.

3. Site Plan – Site Plan Sheet
 - a. Acknowledged; no response required.
 - b. The Site Plan (Sheet 5) has been revised to include a guiderail on top of the retaining wall. Details for same are provided on Construction Details (Sheet 13). Additionally, the plan has been revised to include a fence on top of the retaining wall to provide fall protection for pedestrians.
 - c. The Site Plan (Sheet 5) has been revised such that the handrails for the ramp are within the property limits.
 - d. The Site Plan (Sheet 5) has been revised to depict new curb and sidewalk along the property frontage.
 - e. Project-Specific Site Note No. 4 has been added to the Site Plan (Sheet 5) indicating “Contractor to mill & overlay roadway along entire property frontage.”
 - f. Project-Specific Site Note No. 5 has been added to the Site Plan (Sheet 5) indicating “Contractor to mill & overlay ½ width of roadway for extent of water main extension.”
 - g. Acknowledged; the provided traffic signage and striping details are MUTCD compliant.
 - h. The Site Plan (Sheet 5) has been revised to depict a 6” thick reinforced concrete driveway.
 - i. Acknowledged; final details for the monument sign shall be provided as a part of the final site plans.
 - j. No loading zones are proposed. Any loading that occurs is anticipated to consist of small vans only that will temporarily use regular parking spaces. Any spaces used for loading will be coordinated with the tenants of the building to avoid conflict.

4. Site Plan – Grading and Drainage Sheet
 - a. Acknowledged; same shall be coordinated with the wall manufacturer and provided as a part of the final site plans.
 - b. The runoff velocities along the Lot 12 property line are being reduced compared to existing conditions. Please refer to the enclosed revised Drainage Statement for additional information.
 - c. Project-Specific Grading, Drainage & Utility Note No. 5 has been added to the Grading & Drainage Plan and Utility Plan (Sheets 7 & 8) indicating “all roof leaders shall be connected to proposed storm sewer pipe.”
 - d. The Grading and Drainage Plan (Sheet 6) has been revised to provide a ridgeline at the driveway directing majority of stormwater flows onsite to the proposed stormwater system.
 - e. Acknowledged; testimony to be provided by the Project Architect.
 - f. The Grading and Drainage Plan (Sheet 6) has been revised such that the proposed stormwater system connects to the existing inlet off the western property corner.

5. Site Plan – Utility Plan
 - a. Acknowledged; no response required.
 - b. Acknowledged; the Utility Plan (Sheet 7) has been revised to depict overhead service connecting to a new utility pole on the subject site's side of Stockton Street to avoid the utility conflicts. Same shall be coordinated with the utility company.
 - c. The Utility Plan (Sheet 7) has been revised to note 5' diameters for the sanitary drop manhole.
 - d. Project-Specific Grading, Drainage & Utility Note No. 8 has been added to the Grading & Drainage Plan and Utility Plan (Sheets 7 & 8) indicating "all proposed stormwater, sanitary sewer and water mains shall be tested per NJDOT standards or AWA including video inspection."

6. Site Plan – landscape Plan
 - a. The Site Plan (Sheet 5) has been revised to depict a 6' tall white vinyl fence along the southern and eastern property lines to provide screening to the industrial uses
 - b. Due to the extensive grade differential at the south end of the site a usable green area is not practically feasible in this area. Additional details shall be provided in testimony.
 - c. The Irrigation Note on the Landscape Plan (Sheet 8) has been revised to note "Contractor to provide an irrigation design for both lawn & bed areas and maintain same outside the right-of-way and within the property limits."

7. Site Plan – Vehicle Circulation Plan (Fire and Refuse)
 - a. Acknowledged; no response required
 - b. The site design has been adjusted such that there are no conflicts with the truck maneuvering with the exception of a small portion of the rear of the site where the front of the truck crosses over the curb line. As there are no utilities, extended curb or raised grades in this area there will be no conflicts.
 - c. Acknowledged; the vehicle circulation plans have been revised to depict the proposed light poles.
 - d. CAD files of the vehicle turning templates shall be emailed to your attention under separate cover.

8. Survey
 - a-d. A revised survey depicting the correct Town name, map reference numbers as well as supporting deeds, maps and Schedule B – Section 2 Exceptions have been previously emailed to your office on August 21, 2019.

9. Architectural Plans
 - a-d. Revised architectural plans shall be provided under separate cover.

10. Sanitary Sewer and Water Flow Analysis
 - a. Enclosed within this submission are signed and sealed copies of the revised Sanitary Sewer & Water Flow Analyses for your files.
 - b. The square footage of the community facilities has been provided on both the Civil Site Plan (Sheet 5) and the revised architectural plans.

11. Stormwater Management Review
 - a. As discussed, the drainage design utilizes previously developed existing conditions per review historic aerials and on-site investigations by our office.
 - b. No relief from NJDEP is required as the drainage design complies with NJAC 7:8.
 - c. As discussed at the on-site meeting with our office, only a small portion of the site consists of undisturbed open space. For additional information please refer to the revised Drainage Statement enclosed within this submission.
 - d. The project results in a decrease in impervious coverage and reduces runoff for entire site compared to existing conditions as outlines in the enclosed Drainage Statement thus satisfying the requirements of NJAC 7:8.

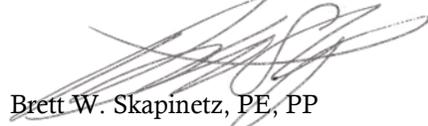
- e. The stormwater design and associated statement has been prepared in accordance with Town Code and State requirements.
 - f. Acknowledged; no response required.
12. Traffic Impact Study
- a. The speed limit along Stockton Street is posted at 25 mph in both directions in the vicinity of its intersection with Mercer Street. The Traffic Impact Statement has been revised to note where the 25 mph speed limit reference was obtained.
 - b. The appropriate Institute of Transportation Engineers (ITE) *Trip Generation Manual* and *Parking Generation Manual* support data has been added to the appendix of the report.
 - c. A sight distance evaluation has been added to the revised Traffic Impact Statement.
 - d. The statements made in the report are based on technical data which is included in the appendix of the report.
 - e. The Site Plan section of the report has been revised to include a discussion on emergency, delivery and refuse vehicle circulation.
13. Additional Submittals
- a-d. Acknowledged; no response required.

We trust that the enclosed items, as well as the responses above, satisfy all comments from the Town Professionals for this project. The project team will also be available to answer questions regarding any of these items at the hearing on July 23, 2020.

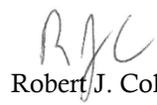
Please review the enclosed information at your earliest convenience, and contact our office with questions or comments.

Sincerely,

Dynamic Engineering Consultants, PC



Brett W. Skapinetz, PE, PP



Robert J. Colucco, PE

Enclosure

Cc: Geoff Long
Nicole Magdziak
Katharine Coffey
Mike Donovan
Fred Brach