

331 Newman Springs Road
Suite 203
Red Bank, New Jersey 07701
Main: 877 627 3772



September 22, 2021

Ms. Geraldine Entrup
Administrative Officer, Planning Board
Township of Mahwah
475 Corporate Drive
Mahwah, NJ 07430

Re: Review Letter #2

Russo Acquisitions, LLC
Preliminary and Final Site Plan
1000 MacArthur Boulevard
Block 135.01, Lot 65
Docket No. 620
Colliers Engineering & Design Project No. MWP-093

Dear Ms. Entrup,

We are in receipt of the above-referenced Application to develop a 208,345 square foot industrial/warehouse building, including 19,814 square feet of office space on the subject property. Other site improvements include circulation, parking, and loading facilities, sidewalks, ground-mounted mechanical equipment, stormwater management facilities, fences and retaining walls, landscaping, lighting, and signage. The Application requires "C" variances and waivers, which are detailed in Section D.

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

1. Plans entitled "Preliminary & Final Site Plan," prepared by Benjamin S. Crowder, PE of Bohler, dated May 27, 2021, consisting of 34 sheets, including the following revised plans:
 - a. **Plan entitled "Overall Site Layout Plan (Sheet No. C-301)," prepared by Benjamin S. Crowder, PE of Bohler, dated May 27, 2021, revised through September 16, 2021, consisting of 1 sheet.**
 - b. **Plan entitled "WB-67 Truck Turning Plan (Sheet T-01)," prepared by Benjamin S. Crowder, PE, of Bohler, dated May 27, 2021, revised through September 16, 2021, consisting of 1 sheet.**
2. Plans entitled "Proposed Storage Building at 1000 Macarthur Boulevard," prepared by Russo Development, dated May 18, 2021, consisting of 2 sheets.
3. Plan entitled "Green Infrastructure Exhibit," prepared by Benjamin S. Crowder, PE of Bohler, dated May 27, 2021, consisting of 1 sheet.

4. Plan entitled "Alternative Parking Plan," prepared by Benjamin S. Crowder, PE of Bohler, dated June 2, 2021, consisting of 1 sheet.
5. Plan entitled "Existing Drainage Areas Map," prepared by Benjamin S. Crowder, PE of Bohler, dated May 27, 2021, consisting of 1 sheet.
6. Plan entitled "Earthwork Exhibit," prepared by Benjamin S. Crowder, PE of Bohler, dated June 9, 2021, consisting of 2 sheets.
7. Plan entitled "Proposed Drainage Areas Map," prepared by Benjamin S. Crowder, PE of Bohler, dated May 27, 2021, consisting of 1 sheet.
8. Plan entitled "Inlet Drainage Areas Map," prepared by Benjamin S. Crowder, PE of Bohler, dated May 27, 2021, consisting of 1 sheet.
9. Survey entitled "ALTA/NSPS Land Title Survey," prepared by James D. Sens, PLS of Control Point Associates, Inc., dated March 10, 2021, revised through April 2, 2021, consisting of 2 sheets.
10. Map entitled "500' Drainage Area Map," unknown author, no date, consisting of 1 page.
11. Development Application, dated May 26, 2021, deemed Complete on July 7, 2021.
12. Determination of Completeness Checklist Site Plan, no date.
13. Soil Movement Permit Application, dated June 28, 2021.
14. Tree Preservation Application, dated June 30, 2021.
15. Historic Preservation Commission Application, dated May 27, 2021.
16. Highlands Referral Ordinance Application, dated May 19, 2021.
17. Environmental Impact Statement, dated May 2021.
18. Traffic Impact Analysis, prepared by John R. Harter, PE and Jerrid M. Dinnen, PE of Atlantic Traffic & Design Engineering, LLC, dated May 27, 2021.
19. Stormwater Management Report, dated May 2021.
20. Letter entitled "Consistency Determination #CD21-02766", prepared by Lisa J. Plevin, Executive Director of the New Jersey Highlands Council, dated June 29, 2021, consisting of 6 pages.
21. Letter entitled "Planning Board Submission", prepared by Douglas G. Bartels, PE Executive Vice President - Development of Russo Development, LLC, dated June 30, 2021, consisting of 2 pages.

22. Letter entitled "Proposed Industrial Development", prepared by Nora Ahmed, PE and Benjamin S. Crowder, PE, LEED AP BD+C of Bohler, dated July 1, 2021, consisting of 1 page.
23. Copies of the following easements, covenants, rights-of-way, etc:
 - a. Right-of-Way Easement, dated on October 24, 1973.
 - b. Road Widening Easement, dated November 29, 1977.
 - c. Utility Easement, dated March 15, 1978.
 - d. Utility Easement, dated April 20, 1978.
 - e. Utility Easement, dated May 14, 1980.
 - f. Deed of Dedication, dated September 23, 1980.
 - g. Utility Easement, dated February 26, 1981.
 - h. Utility Easement, dated April 29, 1981.
 - i. Drainage Easement, dated April 30, 1984.
 - j. Delineation of Open Space, dated April 30, 1984.
 - k. First Amendment to Delineation of Open Space, dated October 29, 1984.
 - l. Deed, dated October 6, 1986.
 - m. Utility Easement, dated September 28, 1989.
 - n. Deed, dated April 15, 1994.
 - o. Developer's Agreement between Hubco, Inc. and the Township of Mahwah, dated November 23, 1999, recorded on December 2, 1999. (Note that this includes a Planning Board Resolution granting Amended Preliminary and Final Site Plan Approval and Soil Movement Permit Approval to Hubco, Inc., Docket No. 393, adopted on July 12, 1999.)
 - p. Final Subdivision Plat, unknown author, dated April 1984.
 - q. Deed, dated February 3, 2006.
24. Copies of the following Resolutions:
 - a. Township of Mahwah Planning Board Resolution, adopted on September 8, 1986, with attached Site Plans, prepared by Keller & Kirkpatrick, dated July 1986, revised through September 1986, consisting of 14 sheets.
 - b. Resolution of the Township of Mahwah Planning Board Preliminary and Final Amended Site Plan Approval and Soil Movement Permit Application, Hubco, Inc., Docket No. 316,

adopted on September 12, 1994, with attached Site Plan, prepared by Bruns – Pak, Inc., dated March 9, 1994, revised through June 28, 1994, consisting of 1 sheet.

25. Letter entitled “Proposed Industrial Development,” prepared by Nora Ahmed, PE and Benjamin S. Crowder, PE, LEED AP BD+C of Bohler, dated September 17, 2021, consisting of 2 pages.

26. Letter entitled “Supplemental Traffic Letter,” prepared by John R. Harter, PE, and David W. Fahim, EIT of Atlantic Traffic & Design Engineering, dated September 17, 2021, consisting of 23 pages.

This review has been revised based on the updated submission materials and testimony provided at the August 9, 2021 and September 13, 2021 hearings. Revised commentary is shown in bold.

A. Site Description

The subject property encompasses 15.978 acres (696,001 square feet) in the central area of the Township in the ORP200 Office Research Park Zone District. The subject property is developed with an existing three-story office building occupied by TD Bank NA, off-street parking, and associated site improvements. The property is located at the corner of MacArthur Boulevard and Ridge Road. The property is uniquely shaped, with MacArthur Boulevard wrapping around the property to the north and west, and Ridge Road to the east. Opposite the property from MacArthur Boulevard is a commercial strip mall to the north, Ramapo Ridge multifamily residential development to the northwest, and commercial office uses to the southwest. To the east, opposite Ridge Road, is the Darlington Ridge multi-family residential development. The adjacent property to the south is a commercial office. See the image below for an overview of the subject property.

Given the unique shape of this lot, it should be noted that our review of this application is based on the following interpretation of the code for various lot and yards requirements:

- The MacArthur Boulevard frontage serves as the front lot line. This is based on the front lot line definition, which identifies the lot line separating the lot from the street right-of-way. If the lot is bounded by multiple streets or is a corner lot, the front lot line is based on the front yard designated on all maps and official record, or absent such, at the option of the owner or developer. Because the site has been identified in past applications as 1000 MacArthur Boulevard and continues to be addressed as such, our interpretation is that this frontage serves as the front lot line.
- The definitions for rear and side lot line do not specify what to do in the event of a corner lot or triangular-shaped lot. That said, as part of the definition for lot depth, the code states: “In the case of a triangular shaped lot, wherein there is no discernible rear lot line, the lot depth measurement shall be taken from the midpoint of the front lot line to the intersection of the side lot lines where that occurs most distant from the front lot line.” Considering that the subject lot is both a corner lot and a semi-triangular lot, it is our interpretation then that the southern lot line and the lot line on Ridge Road serve as side lot lines.

- The lot line along Ridge Road, while identified as a side lot line, is also considered a “side street lot line” according to the code, and as such, is subject to the front yard requirements of Chapter 24 (Zoning).
- Based on the above, our measurement of lot depth is based on the measurement from the front lot line to the intersection of side lot lines, which we have estimated to be approximately 925 feet.
- Similarly, our measurement of lot width is based on the definition in the code for lot width, where width is measured between the side lines from the required front yard setback line. As an oddly shaped lot, the code suggests that the width should also be measured at the front lot line. We have estimated that the lot width at the front lot line to be approximately 1,490 feet, and approximately 1,400 feet from the front yard setback line.

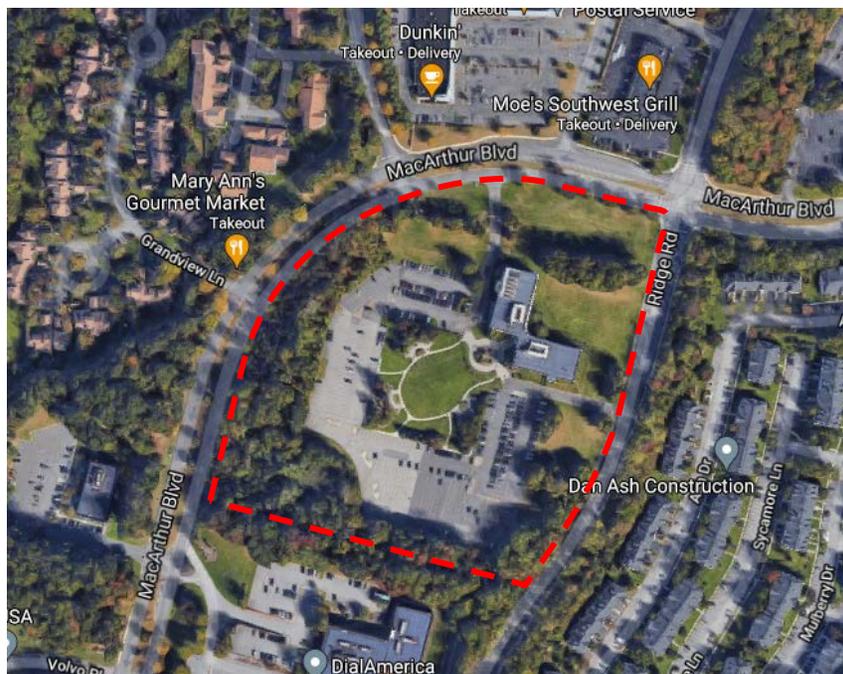


Figure 1: Subject site with property boundaries approximated. Source: Google Maps.

Testimony by the Applicant’s planner at the September hearing acknowledged this interpretation; therefore, plans should be revised accordingly.

B. Prior Approvals

The Applicant has submitted two Planning Board Resolutions, which are summarized below:

1. Township of Mahwah Planning Board Resolution, adopted on September 8, 1986.

McBride Enterprises, Inc. received Minor Subdivision approval to subdivide Lot 1 in Block 70-A to create a new parcel, Lot 1.4 comprising of 9.5 acres, leaving 135.263 acres on Lot 1.

McBride Enterprises, Inc. also received Site Plan approval with variance relief to construct a three-story office building to be occupied by the Dial America. This Resolution involves what is now known as Lot 61.01 of Block 135.01, which is to the south of the subject property. It is unclear why this Resolution was provided.

2. Resolution of the Township of Mahwah Planning Board Preliminary and Final Amended Site Plan Approval and Soil Movement Permit Application, Hubco, Inc., Docket No. 316, adopted on September 12, 1994.

Hubco, Inc. received Amended Preliminary and Final Site Plan approval for the construction of a generator and dumpster area to the west of the existing three-story office building. A Soil Movement permit was also granted with waiver relief.

Additionally, the Applicant has provided a November 23, 1999 Developer's Agreement between Hubco, Inc. and the Township. This document referenced a 1979 Planning Board Resolution, which granted Preliminary and Final Site Plan approval to McBride Enterprises, Inc. for the construction of "two office buildings, parking areas, drainage facilities and related site improvements" on the subject property. The two office buildings were to be constructed in two phases. At the time of the 1999 Resolution, only one office building was constructed (Phase I). The 1999 Developer's Agreement included a copy of a Planning Board Resolution for Docket No. 393, adopted on July 12, 1999. This Resolution granted Hubco, Inc. (the successor to McBride Enterprises, Inc.), Amended Preliminary and Final Site Plan approval to construct additional parking areas for the Phase I office building, which were originally approved for the Phase II office building.

C. Proposed Project

The Applicant proposes to construct a one-story, 208,345 square foot industrial/warehouse building, including 19,814 square feet of office space on the subject property. Other site improvements include circulation, parking, and loading facilities, trailer storage spaces, sidewalks, ground-mounted mechanical equipment, stormwater management facilities, fences and retaining walls, landscaping, lighting, and signage.

The revised plans have adjusted the location of the proposed southerly access driveway to MacArthur Boulevard, moving it further south. This has resulted in a reduction of 10 trailer storage spaces.

D. Variances & Waivers

Based on a review of the Application, we have identified the following "C" variances:

1. Section 22-6.2a. via Section 24-3.7d. – Variance for number of parking spaces. The Ordinance requires offices to provide one space for every 250 square feet of floor area and warehouses to provide one parking space for every 250 square feet of floor area.

The Applicant proposes 19,814 square feet of office floor area, which requires 80 parking spaces and 188,531 square feet of warehouse floor area, which requires 755 parking spaces, totaling 835 parking spaces. The Applicant proposes 246 parking spaces.

2. Section 24-3.3b. – Variance for parapet height. The Ordinance does not permit parapets to extend more than four feet above the limiting height of the building, which is 40 feet.

The Applicant proposes the parapet to have a height of 4 feet, 7 inches above the proposed building height of 43 feet, 11 inches. Therefore, the proposed parapet extends 8 feet, 6 inches above the permitted height in the ORP200 Zone District. The Applicant has not requested this variance.

Based on the testimony provided by the Applicant’s professionals, it is our understanding that they will comply with this requirement, eliminating the need for a variance. Plans shall be revised to demonstrate compliance.

3. Section 24-3.4d.3. – Variance for wall height. The Ordinance does not permit retaining walls greater than six feet in any required yard and retaining walls greater than four feet in height when located in the front yards of corner lots.

The Applicant proposes retaining walls in the MacArthur Boulevard front yard with a maximum height of 8 feet, 6 inches and a retaining wall in the Ridge Road side street front yard with a maximum height of 20 feet. Additionally, the Applicant proposes a retaining wall within the rear yard with a maximum height of 20 feet. Note that these heights do not include height of the fall protection fence mounted on top of the wall.

We note, however, that the rear yard identified by the Applicant is, in our interpretation, a side yard, and thus subject to the side yard setback requirements (40 feet, rather than 75 feet). That said, the retaining wall appears to be located within the required setback area and would require a variance.

As noted in the previous section, testimony by the Applicant’s planner at the September hearing acknowledged this interpretation; therefore, plans should be revised accordingly.

4. Section 24-4.33c.1. – Variance for building height. The Ordinance limits building height to 40 feet and three stories.

The Applicant proposes a one-story, 43-foot, 11-inch-tall building.

5. Section 24-4.33c.2.(a) – Variance for building wall length. The Ordinance limits the aggregate front building wall length to 75% of the actual lot width. As calculated by the Applicant, the

actual lot width of the subject property is 847.6 feet, which would limit the front building wall to 635.7 feet.

The Applicant proposes the eastern wall, which faces Ridge Road, at 663.2 feet, and the western building wall, which faces MacArthur Boulevard, at 663.2 feet.

Based on our calculation of actual lot width of approximately 1,400 feet, which would permit a building wall length of 1,050 feet. As such, a variance may not be required.

As noted in the previous section, testimony by the Applicant's planner at the September hearing acknowledged this interpretation, which would eliminate the need for a variance; therefore, plans should be revised accordingly.

6. Section 24-5.6.a.2. – Variance for structures in a buffer zone. The Ordinance requires a buffer zone equal to 10% of the lot depth or width on the side or sides facing a residential use or zone, not to exceed 100 feet. The site plans indicate that the subject property would require an 84.8-foot buffer. The Ordinance does not permit any principal or accessory structure or off-street parking or loading areas within the buffer zone. The ML2 Moderate and Low Residential Zone District is located to the east of the subject property and the PRD6 Planned Residential Zone District to the northwest.

Based on our calculations of lot width (approximately 1,400 feet), and lot depth (approximately 925 feet), the required buffer would be the more restrictive of the two measurements, and therefore a 100 foot buffer would apply.

The Applicant proposes off-street parking, retaining walls, and above ground basins within the Ridge Road residential buffer, and a retaining wall and above ground basin within the MacArthur Boulevard residential buffer zone. Based on a 100 foot buffer, the southeast corner of the proposed building, measured at 98.2 feet from the property line, would also encroach into the buffer area.

As noted in the previous section, testimony by the Applicant's planner at the September hearing acknowledged this interpretation; therefore, plans should be revised accordingly.

7. Section 24-5.6a.3. – Variance for access driveways in a buffer zone. The Ordinance does not permit access or driveways within the buffer zone.

The Applicant proposes a new access driveway within the MacArthur Boulevard buffer zone. Additionally, internal drive aisles are located within both of the residential buffers.

It should be noted that the existing Ridge Road access driveway is within the residential buffer zone. The Applicant shall clarify if the Ridge Road access driveway will be expanded.

Testimony provided at the August hearing indicated that no expansion of the Ridge Road access driveway was proposed.

It should also be noted that the southerly MacArthur Boulevard access driveway has been moved further south, and thus further from the existing residential development along Glasmere Road.

8. Section 24-5.6a.4. – Variance for buffer zone contents. The Ordinance requires the buffer zone to be kept in its natural state.

The Applicant proposes to remove multiple trees from each residential buffer zone.

Testimony provided at the September hearing suggested that the Applicant would remove additional vegetation from the residential buffer areas, if directed so by the Board, to improve safe circulation on and off the property.

9. Section 24-6.2f.1. – Variance for incidental sign lighting. The Ordinance does not permit incidental signs to be illuminated. The Ordinance defines incidental signs as “a sign that provides information or directions that are necessary for the physical use of the site, including but not limited to signs that provide warnings, parking rules or wayfinding information.”

The Applicant proposes three incidental signs providing directions for tenant and loading areas, all of which are proposed to be externally illuminated, according to Sheet C-905. The Applicant has not requested this variance.

10. Section 24-6.2f.2. – Variance for incidental sign area. The Ordinance limits incidental sign area to 4 square feet.

The Applicant proposes a 6.67 square foot tenant directional sign, a ten square foot tenant address and name sign, and a 6.67 square foot tenant address/name sign, according to Sheet C-905. The Applicant has not requested this variance.

Additionally, the following pre-existing non-conforming conditions exist:

1. Section 22-6.2d.6.(c) via Section 24-3.7a. – The Ordinance requires the curb return radius of driveways for industrial uses to be between 35 feet and 45 feet. The existing curb return radius of the MacArthur Boulevard driveway is 30 feet and the existing curb return radius of the Ridge Road is approximately 25 feet.

The revised Site Layout Plan (Sheet C-301) indicates that the proposed curb return radius of the MacArthur Boulevard driveway will measure 45 feet, bringing this condition into conformance. As no modifications are proposed to the Ridge Road access driveway, this nonconforming condition is proposed to remain.

The following waivers are required:

1. Section 22-5.3a. – Waiver for EIS content. The Ordinance requires an EIS to provide an inventory of existing conditions of the subject property and surrounding region, including air quality, water quality, water supply, solid waste disposal, hydrology, geology, soils,

topography, vegetation, wildlife, aquatic organisms, ecology, demography, land use, aesthetics, history and archeology and shall specifically include core borings, water table level and percolation test results.

The Applicant does not discuss the existing water supply, solid waste disposal, ecology, demography, aesthetics, and archeology on the subject property and surrounding region. Additionally, the EIS does not include core borings, water table, level, or percolation test results. The Applicant has not requested this waiver.

Testimony by the Applicant in August indicated that a temporary waiver would be requested. If the Board is inclined to grant this as a temporary waiver, then submission of information should be provided as a condition of approval.

2. Section 22-5.3b.2. – Waiver for EIS content. The Ordinance requires an EIS to include the recommended or favored alternative.

The EIS does not discuss alternatives to the project. The Applicant has not requested this waiver.

Testimony by the Applicant in August indicated that a temporary waiver would be requested. If the Board is inclined to grant this as a temporary waiver, then submission of information should be provided as a condition of approval.

3. Section 22-5.3e. – Waiver for EIS content. The Ordinance requires an EIS to include a listing of adverse environmental impact, especially irreversible damage which cannot be avoided, related to (1) water quality, (2) air quality, (3) noise, (4) traffic, (5) undesirable land use patterns, (6) damage or destruction of significant plant or wildlife systems, (7) aesthetic values, (8) destruction of natural resources, (9) displacement of people and business, (10) displacement of viable farms, (11) employment and property tax, (12) destruction of man-made resources, (13) disruption of desirable community and regional growth, and (14) health, safety, and well-being of the public.

Section 6 of the EIS does not include a discussion on Items 1, 4, 5, 8, 9, 10, 11, 12, 13, or 14. The Applicant has not requested this waiver.

Testimony by the Applicant in August indicated that a temporary waiver would be requested. If the Board is inclined to grant this as a temporary waiver, then submission of information should be provided as a condition of approval.

4. Section 22-5.3g. – Waiver for EIS content. The Ordinance requires an EIS to discuss alternatives to all or any part of the project with reasons for their acceptability or nonacceptability, including (1) that of no project, (2) Description of alternatives that might avoid some or all of the adverse environmental effects, with the rationale for acceptability or nonacceptability of each alternative, and (3) an analysis of the costs and social impact of the alternatives, including construction problems and traffic.

The EIS does not discuss any alternatives. The Applicant has not requested this waiver.

Testimony by the Applicant in August indicated that a temporary waiver would be requested. If the Board is inclined to grant this as a temporary waiver, then submission of information should be provided as a condition of approval.

5. Section 22-6.4a.10.(a) – Waiver for parking lot lighting. The Ordinance requires parking lots to be illuminated to 1.5 footcandles throughout.

The Applicant proposes the parking lot lighting to only be an average of only 1.44 footcandles. The Applicant has not requested this waiver.

6. Section 22-6.4a.10.(b) – Waiver for street intersection lighting. The Ordinance requires street intersections to be illuminated to 3 footcandles.

The Applicant proposes the street intersections with each driveway to only be an average of 0.46 footcandles each. The Applicant has not requested this waiver.

7. Section 22-6.5a.14.(a) – Waiver for street trees. The Ordinance requires large street trees to be planted at an interval of 50 to 75 feet. The subject property has 1,331 linear feet along MacArthur Boulevard, which requires 27 trees at an interval of 50 feet and 843 linear feet of frontage along Ridge Road, which requires 17 trees at an interval of 50 feet.

There are 24 existing trees along MacArthur Boulevard and the Applicant proposes seven additional trees, totaling 31 trees, which complies with the Ordinance. However, there are 12 existing trees along Ridge Road, with no additional trees proposed due to the existing electric utility easement.

8. Section 22-6.5c.1. – Waiver for buffer plantings. The Ordinance requires evergreens to be planted in two or three staggered rows 4-5 feet apart and 4 feet on center when used as buffer materials.

The Applicant proposes evergreens within the residential buffer zones along MacArthur Boulevard and Ridge Road that are not in staggered rows and are not spaced as specified by the Ordinance. The Applicant has not requested this waiver.

Testimony by the Applicant's professionals in August indicated that they will comply with this requirement. We note; however, that this waiver may still be necessary based on the comments raised in the September hearing concerning circulation.

9. Section 22-6.8a. – Waiver for trash enclosure. The Ordinance requires the storage and collection of refuse to be maintained within the confines of an enclosed building or structure.

The Applicant proposes two trash compactors that are not enclosed within a building or structure. The Applicant has not requested this waiver.

Testimony by the Applicant's professionals in August indicated that the trash enclosures would be screened and landscaped.

10. Section 28-2.4b.6. – Waiver for proposed slopes and lateral supports. The Ordinance requires proposed slopes and lateral supports to be no more than one foot vertical to four feet horizontal.

The Applicant proposes a slope of one foot vertical to three feet horizontal.

11. Section 22-6.3c via Section 24-3.7a. - Waiver for loading spaces proposed in the front yard. The ordinance limits loading spaces to side or rear yards, except for required buffer areas.

The Applicant proposes 32 loading spaces within the front yard. We note that it does not appear that any loading spaces are proposed within the 100-foot buffer area, however, the Applicant shall clarify.

The waiver would be required for loading spaces in the front yard as the ordinance limits loading spaces to the side and rear yards. Also, as this section is cross referenced in 24-3.7a, a variance and not a waiver is required; the request for a variance from this section is noted in the Applicant's most recent submission.

E. Comments

As noted in the previous sections, information based on the revised materials and testimony are provided in bold. Additionally, previously addressed comments have been removed.

General

1. The subject property is uniquely situated at the southwest corner of MacArthur Boulevard and Ridge Road. As previously noted, it is unclear how the Applicant measured the lot depth and lot width of the subject property. Testimony shall be provided. If the Board agrees with our interpretation, then the plans should be revised to reflect the correct measurements.

As noted above, the testimony by the Applicant's planner at the September hearing acknowledged this interpretation; therefore, plans should be revised accordingly.

2. The Site Plans have not listed all required variances or waivers. The Applicant shall include all variances and waivers identified in Section D on the Site Plans.
3. The Applicant does not appear to have provided all prior resolutions involving the subject property. As noted in Section B above, the 1999 Developer's Agreement referenced a 1979 Planning Board resolution. The Applicant shall submit all prior resolutions for review.
4. The Applicant proposes to remove trees and construct parking areas, an access driveway, drive aisles, above ground detention basins, and other site improvements within the Dedicated Open Space on the subject property. On page 4 of the 1984 Delineation of Open Space document states "Grantor herein reserves the right to amend and change from time

to time, the location of any or all portions of aforesaid open space areas with the permission of the appropriate governing body of the Township of Mahwah". The Applicant shall provide testimony concerning all changes between the existing and proposed dedicated open space areas. Evidence of Township approval of the proposed open space modifications shall be submitted as a condition of approval.

5. The Applicant shall note the proposed development is subject to non-residential development fees pursuant to Section 24-8.4e. This shall be a condition of any potential approval.
6. The Board should note that the Highlands Council has determined the proposed development to be "Consistent Subject to Specified Conditions", which includes four conditions. The Board should consider, as a condition of any potential approval, for the Applicant to show proof of satisfying all conditions of the Highlands Council's Consistency Determination.

Use

7. The Applicant proposes 26 trailer storage parking spaces in the southwest corner of the property. Section 24-3.8d.1. prohibits the storage of commercial trailers, or vehicles used or intended for conveyance upon public highways either under their own power or by attachment a motor vehicle or through other means of transportation, to be used for the storage of any type of goods or materials in any zone district. Additionally, this Section states "Any commercial trailers or vehicle described in the preceding sentence shall be deemed to be used for storage purposes if the trailer or vehicle remains on the premises in excess of seven (7) days." The Applicant shall provide testimony concerning the duration of trailers to be stored in the storage area. If the Applicant anticipated the trailers to be located in the storage area for more than seven days at a time, a variance will be required.

Testimony by the Applicant in August indicated that there would be no "stagnant" storage areas.

Site Plan

8. The Bulk Requirements table indicates the proposed building height is 43 feet, 11 inches, which is illustrated on Sheet A3 of the Architectural Plans from the "Proposed Mean Grade" to the "Mean Roof Level". The Ordinance defines "Height, Building" as "The vertical distance from the average point of the finished grade to the mean level of the roof." The Applicant shall provide a detailed calculation of the proposed building height, from the grades shown in the Grading Plan. The Board shall note that if the proposed building height equals or exceeds 44 feet, a D(6) height variance would be required for exceeding the maximum permitted height in the ORP200 Zone District by 10 percent.

Testimony provided by the Applicant has indicated that the building will not equal or exceed 44 feet in height.

9. The Bulk Requirements table indicates the proposed lot coverage is 29.9%, which appears to be calculated using the proposed building footprint of 208,345 square feet. However, the definition of "Lot Coverage" states "That portion of a lot which is occupied by buildings and accessory structures but not including walkways, driveways, patios and open parking lots." The Applicant shall provide a detailed calculation of the proposed lot coverage based on the Ordinance's definition. Depending on the information provided, an additional variance may be required.

Testimony provided by the Applicant indicated that this information would be provided.

10. The Bulk Requirements table indicates the proposed improved lot coverage is 59.9%. However, it is unclear how this area was determined. The Applicant shall submit a detailed calculation of the proposed improved lot coverage to ensure Ordinance compliance. Depending on the information provided, an additional variance may be required. The Applicant shall note the definition of "Lot Coverage, Improved" states:

The percentage of lot area which is improved with principal and accessory buildings, structures and uses, including but not limited to driveways, parking lots, patios, and garages and other man-made improvements. The use of gravel or other type of stone for the paving of driveways or parking lots shall not be exempt from the calculation of improved lot coverage.

Testimony provided by the Applicant indicated that this information would be provided.

The revised plans and testimony in September suggested that the updated driveway configuration would not change the proposed lot coverage. That said, calculations of the proposed lot coverage based on the ordinance definition shall be provided.

11. The Applicant has illustrated an 84.8-foot residential buffer zone along the MacArthur Boulevard property line from the midpoint of Glasmere Road to the southern property line. However, the buffer zone is only required where the subject property is adjacent to the PRD6 Zone District. The Applicant shall revise the Site Plans to illustrate the residential buffer from the midpoint of Glasmere Road to the approximate location of Grandview Lane, which is where the PRD6 Zone District is located across from the subject property.
12. The Legend on the Green Infrastructure Exhibit includes a "Proposed Above Ground Detention Basin" symbol. However, only one basin is highlighted according to the legend. The Applicant shall revise the exhibit to illustrate the two detention basins between the parking area and Ridge Road and the detention basin to the north of the proposed MacArthur Boulevard driveway.

Parking & Circulation

13. The Fire Truck Turning Plan on Sheet T-02 appears to conflict with the curbing near the existing MacArthur Boulevard driveway. We defer to the Board Engineer concerning fire truck, as well as the WB-67 and Garbage trucks, circulation through the proposed development.

A circulation plan has been provided for a WB-67 truck for the revised driveway entrance. This plan does not show any conflict with curbing, however, details for the Fire Truck and Garbage Trucks have yet to be provided for review.

14. Section 22-6.2.e indicates acceleration and deceleration lanes **may** be required for new driveways that serve parking areas with 150 or more parking spaces and where the road has a traffic volume exceeding 7,500 vehicles per day. The Applicant proposes 246 parking spaces and, according to the Traffic Impact Analysis, MacArthur Boulevard has an Average Annual Daily Traffic of approximately 7,700 vehicles. The Board should discuss whether acceleration and deceleration lanes for the proposed MacArthur Boulevard driveway should be provided by the Applicant.
15. The Applicant proposes to install a left turn lane along MacArthur Boulevard to access the proposed driveway, which requires modifications to the existing center median. Evidence of approval by the Township to modify this section of MacArthur Boulevard shall be provided as a condition of approval.

Architecture

16. Sheet CSP-10 indicates the proposed office areas in Units A and B are each 9,907 square feet. However, the Floor Plans illustrates the office areas occupying three 52-foot by 60-foot grid squares, which totals only 9,360 square feet. This would also affect the warehouse/storage areas of each unit. This discrepancy shall be corrected.

The Applicant's testimony in August indicated that each office area would measure 9,907 square feet.

17. Sheet A3 illustrates what appears to be two floors where the proposed office space is located. However, one floor plan was provided. Does the Applicant propose two floors of office space? If so, the proposed floor area of the building would increase and could trigger a D(4) floor area ratio variance. Additionally, the required number of parking spaces may increase. The Applicant shall provide testimony.

The Applicant's testimony in August indicated that only 1 floor is proposed and that no mezzanine space will be provided.

18. The middle building entrance on the east wall appears to enter directly into the warehouse/storage space of the units. Is this correct? Or will there be a lobby or employee area at this entrance? Testimony shall be provided.

The Applicant's testimony and exhibits in August indicated that this entrance will be removed.

19. The Site Plans illustrate a transformer to the north of the building and to the south. However, no other information has been provided concerning mechanical equipment for the building such as ventilation and HVAC equipment. It appears equipment will be located on the roof of the warehouse and be screened by the four-foot, seven-inch parapet. If that is the case, the Applicant shall provide a roof plan illustrating the location, size, and type of mechanical units proposed on the roof. Additionally, the Applicant shall indicate if the proposed parapet will fully screen all roof-mounted equipment.

A roof plan showing the location and size of mechanical units was shared as an exhibit at the August hearing.

Signs

20. Sheet C-905 includes details of three directional sign types, a 6.67 square foot tenant directional sign, a ten square foot tenant address and name sign, and a 6.67 square foot tenant address and name sign. However, only one "directional" sign is illustrated on the Site Plans and is located to the south of the proposed MacArthur Boulevard Driveway. The Applicant shall illustrate the location of all directional/identification incidental signs on the Site Plans or remove the sign details that are not applicable. Additionally, the Applicant shall clarify which sign type is proposed at the MacArthur Boulevard driveway.

Testimony by the Applicant in August indicated that the two identification signs would be monument signs and would fully conform to the Township's sign ordinance.

21. Sheet C-905 includes a Monument Sign detail. The detail illustrates a 7-foot-tall ground sign with a 27.8 square foot sign area. The Ground/Pole Signs table on Sheet C-301 indicates the proposed sign height is 6 feet along Macarthur Boulevard and 12 feet along Ridge Road. The Applicant shall provide details for the 6- and 12-foot-tall ground signs and remove the 7-foot-tall ground sign detail.
22. The Ground/Pole Signs table indicates the proposed ground sign area is 60.4 square feet. However, the monument sign detail on Sheet C-905 illustrates a 27.8 square foot sign. The Applicant has appeared to calculate the sign area for the entire sign structure. However, Section 24-6.11.1 states, "Sign area shall be measured based on the smallest convex polygon that contains the entire sign, excluding those architectural embellishments and supports on which no advertising material or lighting is displayed." The Applicant shall revise the detail and table to provide the proposed sign area pursuant to the Ordinance.
23. The Monument Sign detail does not indicate if the proposed signs will be illuminated. This information shall be added to the Plans.

Lighting & Landscaping

24. The Open Space Area Swap on Sheet C-301 indicates the existing open space area is 232,774 square feet and the proposed open space area is 240,261 square feet. It is unclear how the proposed open space area is greater than existing if the proposed improved lot coverage is increasing from 30.4% to 59.9%. Testimony shall be provided regarding the existing and proposed open space areas.

The revised plans indicate that the proposed open space area will be increased to 240,404 square feet. It is not clear how the open space is continuing to increase if the proposed improved lot coverage is proposed to be 59.9 percent.

25. The Landscape Schedule on Sheet C-704 indicates there are 87 Arrowwood Viburnum shrubs, while 91 are illustrated on the Landscape Plan on Sheets C-702 and C-703. This discrepancy shall be corrected.

Testimony from the Applicant in August indicated that this will be addressed.

26. The southern most Black Gum tree near Ridge Road is not labeled. A label shall be added to identify this tree.

Testimony from the Applicant in August indicated that this will be addressed.

27. The Landscape Plan illustrates areas with 3-inch thick layer of 1.5-inch riverstone. However, no detail of the riverstone area was provided. This information shall be submitted.

Testimony from the Applicant in August indicated that this will be addressed.

28. Section 22-6.5a.4 requires vines and climbing plants to be considered for large expanses of walls. Has the Applicant considered providing these types of plantings on the proposed warehouse? Testimony shall be provided.

Testimony from the Applicant in August indicated that this will be addressed.

29. The Applicant should consider installing shrubs around the proposed transformers to screen them from view and improve the aesthetics of the site.

Testimony from the Applicant in August indicated that this will be addressed.

30. Section 14-4d requires the Applicant to replace at least 25% of the trees removed with trees that are native species to the area. The Tree Preservation Application indicates 323 trees are to be removed and 307 replacement trees are proposed, which more than satisfies the Ordinance's requirement. However, it is unclear if all the species listed in the Application are native to the area. Testimony shall be provided.

Testimony from the Applicant in August indicated that this will be addressed.

Details

31. The Applicant has not provided details of the proposed trash enclosure, trash compactors, transformers, crosswalk, light bollard, loading space striping, and angled white pavement striping. The Applicant shall provide this information on the Site Plans.
32. Sheet C-904 contains a Retaining Wall Schematic detail. However, the detail is noted as “not for construction”. The Applicant shall submit fully engineered details of the proposed retaining walls as well as a detail for the proposed fall protection fence mounted on top of the walls.

We reserve the right to make additional comments based upon further review or testimony presented before the Board. Should you have any questions on this correspondence please do not hesitate to contact me.

Sincerely,

Colliers Engineering & Design



Nicholas A. Dickerson, PP, AICIP, CFM
Board Planner

NAD/dm

cc: Mary Jo Wood, Recording Secretary (via email mwood@mahwahtwp.org)
Michael J. Kelly, Board Engineer (via email mkelly@boswellengineering.com)
Peter Scandariato, Esq. Board Attorney (via email pscandariato@phillipsnizer.com)
Bruce Whitaker, Applicant's Attorney (via email mcwhitlaw@optonline.com)
Benjamin S. Crowder, Applicant's Engineer (via email bcrowder@bohlereng.com)

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