

- ☒ Approved
☒ General Conditions
☒ Additional Conditions
☐ Denied

SOUTHAMPTON TOWNSHIP PLANNING BOARD
RESOLUTION # 2007.10P

☐ Appeal from Administrative Officer Decision ☐ Interpretation ☐ "C" Variance ☐ "D" Variance ☒ Preliminary Major Site Plan ☐ Site Plan ☐ Conditional Use	Application # _____ Applicant <u>John Morris</u> Owner <u>Same</u> Block <u>2202</u> Lots <u>2.05</u> Action <u>July 5, 2007</u> Memorialized <u>August 2, 2007</u> Plan Name: <u>Site Developments plans for John</u> <u>Morris prepared by Kluk Consultants and dated</u> <u>February 6, 2007, last revised May 9, 2007</u>
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WHEREAS, the applicant has applied to the Southampton Township Planning Board (hereinafter "STPB") for the following primary approvals(s): Preliminary Major Site Plan; and

WHEREAS, the application was considered by the STPB on July 5, 2007; and

WHEREAS, a public hearing () was not required; or

WHEREAS, a public hearing (☒) was required and the STPB has considered that public comments:

- ☒ were not made by the public
☐ were made in favor of all or some aspect of the application
☐ were made against all or some aspect of the application; and

WHEREAS, it appears that all jurisdictional and procedural requirements of the applicable Township Ordinances have been met; and

WHEREAS, the STPB has considered the application and the evidence and arguments submitted by the applicant in support thereof; and

WHEREAS, the STPB has considered the recommendations and comments of its professional staff and the following written reports:

(X) Engineer report(s) dated June 28, 2007

(X) Planner report(s) dated June 28, 2007

() Traffic consultant report(s) dated _____

() Environmental Consultant report(s) dated _____

() Southampton Township Environmental Protection Committee report(s) dated _____

() Other _____

Copies of which are attached hereto and made a part hereof respectively as **Exhibit A and Exhibit B**; and

WHEREAS, it appears that all requirements necessary to approve the application have been met;

NOW THEREFORE, BE IT RESOLVED that the above primary approval applied for be and is hereby granted; and

BE IT FURTHER RESOLVED that the approval(s) hereby granted (X) is/are **made subject to** the following Additional Conditions (See attached).

The foregoing action was taken by the STPB on July 5, 2007 upon the motion of Hicks, seconded by Gower with the vote on the application being as follows:

AYE: Gower, Hicks, Jones, Magazzo, Pielli,
Springer, Young, Gordon

NAY:

ABSTAIN:

ABSENT: Greif

DID NOT PARTICIPATE:

The foregoing action was memorialized by the STPB on August 2, 2007 upon the motion for approval of this resolution by Jones seconded by Hicks with the vote on the motion being as follows:

AYE: Gower, Hicks, Jones, Magazzo, Springer,
NAY: Gordon

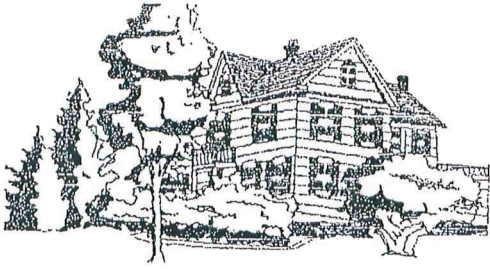
ABSTAIN:

ABSENT: Young

DID NOT PARTICIPATE: Greif

The undersigned Secretary of the STPB hereby certified that the above is a true copy of Resolution # 2007.10P adopted by the STPB on August 2, 2007.


BETTY CONLEY, SECRETARY



Thos. J. SCANGARELLO AND ASSOCIATES, P.A.

Thomas J. Scangarello, P.P. – President
Kendra A. Lelie, P.P., AICP – Vice President
150 Hinmelein Road Medford, NJ 08055
609-654-1120
Fax 609-654-1265

• Professional Planners • Landscape Architects • Civil Engineers • Environmental Consultants

June 28, 2007

Township of Southampton
Planning Board
5 Retreat Road
Southampton, New Jersey 08088

Attention: Betty Conley

RE: John Morris
Audubon Environmental
Major Site Plan
Block 2202, Lot 2.05
TJSA File #603.58

Dear Members:

This office has received revised plans and additional submission requirements for preliminary and final major site plan approval. We have reviewed this information for conformance with Section 12-20 submission requirements of the Southampton Township Land Development Ordinance and offer the following comments.

Should you have any questions or comments, please do not hesitate to contact this office.

Very truly yours,

Thos. J. Scangarello & Associates, P.A.

Kendra Lelie, P.P., A.I.C.P.

CC: John Morris
Kris Kluk, P.E.
Patrick McAndrew, Esq.
Frank Morris, P.E.
Peter C. Lange, Esq.

A. THE FOLLOWING INFORMATION WAS REVIEWED TO PREPARE THIS LETTER:

- Set of plans prepared by Kluk Consultants, last revised May 29, 2007 including the following:
 - C1 – Cover Page
 - C2 – Existing Conditions and Demolition Plan
 - C3 – Site Plan
 - C4 – Grading and Utility Plan
 - C5 – Landscape, Lighting & Traffic Control Plan
 - C6 – Soil Erosion & Sediment Control Plan
 - C7 – Construction Details
- Industrial/commercial Nitrate Dilution Model prepared by Kluk Consultants, dated January 6, 2007
- Storm water Collection Design Report prepared by Kluk Consultants, dated February 6, 2007
- Survey and Topography Plan prepared by Richard M. Sapio, PLS, dated November 2, 2006
- Building Floor Plan and Elevation prepared by Harry D. Bopp, AIA, dated February 26, 2007
- Planning Board Application.

B. PROPOSAL

The applicant, John Morris is submitting an application for preliminary and final site plan approval. The proposed plan involves the demolition of the existing structure and construction of a light industrial building containing four office-warehouse units, having a total area of 9,520 square feet, and a 12-space parking lot. The property is located at the corner of Kerry Court and Bayrestown Road. The property is identified as Block 2202, Lot 2.05 on the Southampton Tax Map. The property is located in the Industrial Zone (I) of Southampton Township.

The applicant will use one of the four proposed units for an environmental consulting business, which involves the use of industrial equipment in connection with environmental work. Equipment including excavators, front-end loaders, pick-up trucks and tools will be stored at the site. Most of the work will take place at the work site, people and equipment will come and go from the site. The other three proposed units have no tenants as of yet.

C. WAIVERS OF SUBMISSION REQUIREMENTS REQUESTED

The applicant needs to address the following items in accordance with Section 12-10.3 and 12-10.4 of the Southampton Township Ordinance (plan content for preliminary and final submissions)

1. A detailed description of all proposed signs. **The proposed signs and locations are indicated on the plan, but no final panel design has been made.**
2. The natural features, wooded areas in the tract and within 200 feet of the boundaries should be indicated on the plan. **We recommend the Board require the submission of this information.**

The Township Planning Board has stated in a letter dated April 23, 2007 that there would be no objections to waivers of the following three submission requirements considering the property is within an approved development.

3. Environmental Impact statement
4. Traffic Impact statement.
5. Community Impact Statement.

D. BULK REQUIREMENTS

The following chart indicates the bulk requirements for the Industrial Zone (I) of the Southampton Township Land Development Regulations and those proposed.

	Requirements	Proposed Lot 2.08
Lot Area min.	2 Ac.	2.31 Ac.*
Lot Frontage min.	200 Ft.	296.75 Ft.
Lot Width min.	200 Ft.	296.75 Ft.
Lot Depth min.	300 feet	341.34 Ft.
Front Yard setback min.	75 feet	115.33 Ft.
Side Yard setback min.	25 feet	79.06 Ft.
Rear Yard setback min.	40 feet	154.87 Ft.
Building Height max.	45 feet	<45 Ft.
Lot Coverage max.	50%	41.04%
Floor/Area Ratio max.	50%	9.72%
Parking Spaces min. Office -1/250 S.F.G.F.A. Warehouse-1/5,000 S.F.G.F.A.	8 P.S. <u>2 P.S.</u> 10 P.S. total	12 P.S. total

* The applicant should indicate conformance with section 12-3.7(15)

F. PARKING

1. Areas that will experience heavy traffic, such as loading areas and driveways should be paved. The applicant is proposing gravel in lieu of paving in the back of the warehouses where loading will occur. **Gravel will not provide the necessary base for the proposed use.**
2. The storage area for the excavators and front-end loaders should be indicated on the plan.

G. LANDSCAPING/LIGHTING

1. Per section 12-5.2(d) 2 shrubs and hedges used in screen planting shall be at least three (3) feet in height when planted and shall be of such density that will obscure, throughout the full course of the year, the glare of automobile headlights emitted from the property. **The applicant shall revise the planting for the buffer area adjacent to Bayrestown Road to comply with Township plan requirements. The revised plan has added berms and plantings but not at a density that will obscure throughout the full course of the year.**
2. Underground irrigation should be provided for all new landscaping and lawn areas. The applicant should indicate the location of the irrigation system on the landscape and lighting plan. If a waiver is requested, the applicant must demonstrate utilization of native drought tolerant landscape material.

H. GENERAL COMMENTS

1. The hours of activity and number of employees should be addressed.
2. At the previous Board meeting, we recommended alternative architectural elevations that provided a more rural feel including earth tone colors and architectural elements. Revised plans were not received.
3. Approval from the following agencies is required:
 - a. Burlington County Board of Health
 - b. Burlington County Planning Board
 - c. Soil Erosion and Sediment Control Approval
 - d. Any other agency having jurisdiction

I. SUMMARY

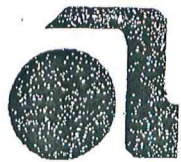
The applicant, John Morris is submitting an application for preliminary and final site plan approval. The proposed plan involves the demolition of the existing structure and the construction of a light industrial building containing four (4) office-warehouse units, having a total area of 9,520 square feet, a 12-space parking lot. The property is located at the corner of Kerry Court and Eayrestown Road. The property is identified as Block 2202, Lot 2.05 on the Southampton Tax Map. The property is located in the Industrial Zone (I) of Southampton Township.

The applicant will use one of the units for an environmental consulting business, which involves the use of industrial equipment in connection with environmental work. Equipment including excavators, front-end loaders, pick-up trucks and tools will be stored at the site. The other three units have no tenants as of yet.

Although several revisions have been made to the plans, this office still feels that the Planning Board should have the privilege of reviewing architectural plans.

The applicant should be prepared to address the above listed comments at the public hearing.

Thomas J. Scangarello & Associates, P.A. reserves the right to make additional comments at the public hearing.



Richard A. Alaimo Association of Engineers

200 High Street, Mt. Holly, New Jersey 08060 Tel: 609-267-8310 Fax: 609-267-7452

June 28, 2007

Ms. Betty A. Conley
Planning and Zoning Board Administrator
Southampton Township Planning Board
5 Retreat Road
Southampton, NJ 08088

Re: Southampton Township Planning Board
Application No. 07-2202205
John Morris, 1 Kerry Court
Block 2202, Lot 2.05
(Review Letter No. 2)
Our File: C-0581-0076-000

Dear Betty:

We have received plans and calculations for the referenced application which involves the construction of a light industrial flex warehouse in the Southampton Industrial Park at 2 Kerry Court. Improvements would include a 4-unit flex building, a 13-space parking lot, and a loading area. Stormwater runoff would be directed to the storm sewer system in Kerry Court that was previously designed to accommodate build-out of the industrial park.

The property is located in the I, Industrial zoning district. Following are the bulk requirements for this district. Note that the property is located within a previously approved industrial park.

Description	Required	Proposed
Minimum Lot Area	1 Acre ⁽¹⁾	2.31 Acres
Minimum Lot Frontage	150 Feet	268 Feet (Kerry Ct.)
Minimum Lot Width	150 Feet	296 Feet
Minimum Lot Depth	150 Feet	341 Feet
Minimum Side Yard	20 Feet	77 Feet
Minimum Side Yard Aggregate	60 Feet	NA
Minimum Front Yard	65 Feet	115 Feet
Minimum Rear Yard	25 Feet	NA
Maximum Floor Area Ratio	0.55 ⁽²⁾	0.10
Maximum Lot Coverage	60 Percent	41 Percent
Maximum Building Height	45 Feet	22 Feet

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(1) Pursuant to §12-3.7(e)15 of the Ordinance, the minimum lot size shall be increased if the resultant lot size calculated using a nitrate loading rate is greater than the minimum lot size for a standard lot. Refer to Comment No. 3.

(2) The maximum floor area ratio has been reduced by 0.05 because of soil limitations, in accordance with §12-3.7.e of the Ordinance.

Required Parking:

Office: 1 space / 250 SF GFA $1,934 \div 250 = 8$ spaces
 Whse. 1 space / 5,000 SF GFA $7,735 \div 5,000 = 2$ spaces
 Total = 10 spaces

Provided Parking: 13 spaces

We received the following plans and documents prepared by Kluk Consultants:

Sheet	Title	Date / Revision
C1	Cover Page	February 6, 2007/ June 12, 2007
C2	Existing Conditions & Demolition Plan	February 6, 2007/ June 12, 2007
C3	Site Plan	February 6, 2007/ June 12, 2007
C4	Grading & Utility Plan	February 6, 2007/ June 12, 2007
C5	Landscape, Lighting & Traffic Control Plan	February 6, 2007/ June 12, 2007
C6	Soil Erosion & Sediment Control Plan	February 6, 2007/ June 12, 2007
C7	Construction Details	February 6, 2007/ June 12, 2007
C8	Construction Details	February 6, 2007/ June 12, 2007
—	Industrial/Commercial Nitrate Dilution Model	January 6, 2007/ June 11, 2007
—	Stormwater Collection Design Report	February 6, 2007/ June 25, 2007

We also received the following plans:

- Survey and topography plan prepared by Richard M. Sapio, PLS dated November 4, 2006.
- Preliminary architectural building elevations and floor plan prepared by Harry D. Bopp, AIA dated February 26, 2007.

Based on our review of the plans and documents, we offer the following comments for the Board's consideration:

1. The following design waivers would be required:

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- a. §12-5.10.d: Parking and loading areas shall have concrete curbing around the perimeter; whereas, none has been provided.
 - b. §12-5.10.g: Loading areas shall be paved with bituminous pavement; whereas, the loading area would be paved with stone.
 - c. §12-5.3.d:3: Providing High Density Polyethylene Pipe (HDPE); whereas Reinforced Concrete Pipe (RCP) is required.
2. **Partially Satisfied:** The electronically reproduced signature on the submitted plans is not permitted. NJAC §13:40-1.3(a)5 requires that the manually handwritten signature of the person in responsible charge be provided on each plan and document. Also, add a line for the Board Planner sign-off. **The Board Planner's sign off block has been added to the plans. However, there is still not an original signature and the professional engineer's seal is from New York not New Jersey. Please correct same.**
 3. **Satisfied:** All items enumerated in the completeness report should be addressed.
 4. **Satisfied:** Note #5 on Sheet C3 is incomplete and should be clarified.
 5. **Satisfied:** The plan should note that the existing sewage disposal system shall be removed in accordance with applicable codes. The approximate locations of the existing well and sewage disposal system should be shown on the existing conditions and site plans.
 6. **Satisfied:** The locations of the mature trees at the front of the existing dwelling and along the southerly property line should be shown on the existing conditions and landscaping plans.
 7. **Satisfied per noted revised calculations and plans.** The Nitrate Dilution Model report indicated that the property could support four (4) units, each having an office area of 452.4 square feet.

This calculation subtracts out 15 gallons per day (GPD) from the warehouse usage, which assumes two (2) employees with a pro-rated period of one (1) hour per day per employee in one (1) shift. The May 3, 2007 letter from Kluk Consultants to the Burlington County Health Department shows four (4) employees for a pro-rated period of one (1) hour per day per employee in one (1) shift. In either case, we feel pro-rating is unacceptable given the fact that the other units or even this unit could be used at least a full day or even two (2) shifts by other owners and/or tenants. We discussed this concept with Mr. Michael C. Gavio of the Burlington County Health Department. Mr. Gavio

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noted in his May 9, 2007 letter that pro-rating was acceptable for a restricted application but was unaware of any other intense usage described above.

The applicant must provide a revised nitrate dilution calculation which addresses the above comments and which compares the maximum office space requirement with the maximum number of employees that will occupy the given flex office/warehouse unit. Also, the area of the bathrooms should not be subtracted out of the gross office area.

The soil scientist found that the soil logs indicated the soil was typical of Nixonton soils instead of Pasquotank soils as shown on the Burlington County Soils Survey. To ensure that this determination was accurate, a total of three (3) borings were dug, in accordance with Ordinance requirements.

8. **Satisfied if Board approves stone loading area:** The plan should show the measures to be used to prevent contaminants such as oil and grease from seeping into the stone-paved loading area. With a fairly shallow depth to the seasonal high water table, even the slightest seepage will compromise the quality of the groundwater. We strongly recommend that the loading area be paved with bituminous concrete and that oil separators be installed in each of the storm sewer inlets to prevent stormwater runoff from carrying pollutants to the development's detention basin. **The applicant's engineer has revised the plans to show Ultra- Urban inlet filters by Abtech Atlantic.**
9. **Open: Board to discuss:** The building appears to be designed to accommodate small van-type trucks, with drive-in overhead doors; whereas, the depth of the loading area appears to indicate that larger, tractor-trailer type trucks would access the site. The applicant should clarify the size of the trucks to enter the site. If tractor trailers are not to access the property, the size of the truck maneuvering area can be reduced. If tractor trailers are to access this site, then a heavy duty paving specification per Township Ordinance is required.
10. **Satisfied:** There appears to be an overabundance of stop signs onsite and that less signs would be less confusing for drivers and may enhance the site aesthetics.
11. **Satisfied:** The distance that the parking spaces are located from the front of the building should be dimensioned. The length and width of the spaces should also be dimensioned.
12. **Satisfied:** The plan should clearly show that the proposed Coleman Court driveway entrance shall coincide with the existing depressed curbing. If curbing modifications are necessary, it should be so noted and a detail of pavement restoration at the site of curb construction should be provided.

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- Consulting Engineers -

13. **Partially Satisfied:** The plan should specify that the existing depressed curbing in two (2) locations along Eayrestown Road shall be replaced with monolithic curbing. A construction detail of the monolithic curbing should be shown. **A note of the one (1) depressed curb was shown on the demolition plan; however, a note should be shown on the site plan regarding the two (2) existing curbs.**
14. **Satisfied:** The location and elevation of a permanent benchmark should be shown.
15. **Partially Satisfied:** The grading plan should show a sufficient amount of topography on adjacent properties to clearly demonstrate that positive drainage would be provided so that ponding along property lines would be prevented.
16. **Partially Satisfied:** The proposed grading design along the existing hedge should be clarified. **The grading along the berm and driveway is flat and positive drainage must be established in order to prevent ponding.**
17. **Satisfied:** The location of the proposed 58-contour should be relocated out of the Eayrestown Road right-of-way. No grading within the right-of-way shall be permitted.
18. **Satisfied:** Considering the shallow depth to the seasonal high water table, it is probable that the onsite sewage disposal system will be of a mounded design. The plan should show approximate contours in the area of the disposal system and how they would mesh with the site grading design.
19. **Partially Satisfied:** In accordance with Ordinance requirements, the minimum slope within the parking areas should be one percent (1%). The grading design should be revised. **Correct the 59.40 grade elevations along the fire lane which would make this area flat.**
20. **Satisfied:** Tops of pipes should match, not their inverts. The invert elevation of the 18" pipe at Inlet #A-5 should be revised accordingly.
21. **Satisfied Partially:** The invert elevations of the roof drain cleanouts should be shown. **The roof drain pipes should be manifolded and tied into Inlet #2 and not just connected to the storm pipe run from Inlet #2 to Inlet #A-5. All piping subject to vehicular traffic shall be ductile iron or approved equal.**
22. **Satisfied:** We recommend that additional lighting be provided along the southern gravel loading area and at the trash enclosure.

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- Consulting Engineers -

23. **Satisfied:** Considering that the mature height of the proposed Zelkovas will be more than 50 feet, they should be moved away from the building.
24. **Satisfied:** he plan should clarify whether the words "enter" and "exit" would be painted on the pavement at the entrance driveway to Kerry Court as shown on the site plan. Installation details should be shown. The words have been removed from the plan.
25. **Partially Satisfied:** The granular base in the pavement design should be specified. **The plans were reised to show 6" thick dense graded aggregate (DGA). However, the surface course must show the 2" thickness in the Pavement Restoration Detail.**
26. **Satisfied:** The geotextile to be placed beneath the stone in the truck maneuvering area should be specified.
27. Construction details of the following items should be shown on the plans:
 - a. **Partially Satisfied:** Concrete apron. **The 13' dimension and area calculations for the concrete apron should be removed. The apron width is variable. Also, use the weld wire fabric (WWF) designation of 6x6-W1.4xW1.4.**
 - b. **Partially Satisfied:** Monolithic vertical curb. **A verical curb detail with an abutting concrete sidewalk is required to be provided.**
 - c. **Withdrawn:** Enter and Exit pavement markings. **The lettering has been removed from the plans.**
28. **Satisfied:** All storm sewer structures shall have a minimum of twelve-inch (12") thick, I-57 stone aggregate ballast or equivalent approved by the Township Engineer. A note of same should be added to all storm sewer structural details.
29. **Open:** The Construction Details Plan should note that all site concrete shall have a minimum 28-day compressive strength of 4,000 psi.
30. **Open:** **The applicant must provide testimony that as-builts will be provided after installation of the utilities.** The applicant shall provide three (3) sets of as-built plans conforming to the Township's "Minimum As-Built Requirements."

In addition to the three (3) paper copies, the applicant must provide a disk or CD in AutoCAD format of the submitted plans. The plans must be submitted on a 24" x 36" sheet and at a scale of 1" = 100'. All text must be drawn clearly, and at a minimum size of 0.07" and a maximum size of 0.10".

Richard A. Alaimo Association of Engineers

- Consulting Engineers -

The following information, where applicable, shall each be drawn on its own individual layer: water mains, water services/curb stops, hydrants/valves/blow-offs/etc., water main text, sanitary sewer mains, sanitary sewer laterals/clean-outs, sanitary sewer manholes, sanitary sewer text, storm drain pipes, storm drain manholes and inlets, storm drainage basins and swales and storm drain text.

The plans must include that portion of the existing systems where the proposed system connects. The plans must be signed and sealed by a New Jersey licensed land surveyor.

In order to ensure that the utilities have been properly installed, this Board shall require that the developer provide as-built drawings prepared in accordance with the requirements distributed with the approved plans and performance bond. The as-built drawings are to be included as a line item in the performance bond estimate, and the performance guarantee shall not be released until the as-built drawings have been reviewed and approved.

31. **Conditionally Satisfied:** Bond estimates are required for any proposed improvements. After review of the quantities, we will forward the required performance guarantee and inspection escrow amount to the Township under separate cover. Performance guarantees and inspection escrows shall be posted with the Township Clerk. **The applicant noted that bond estimates will be provided to the Township Engineer after site plan approval.**
32. **Conditionally Satisfied:** The design and installation of the on-site sewage disposal system is subject to the review and approval of the Burlington County Health Department.
33. Approval of this application should be made contingent upon the applicant obtaining approvals from the following agencies. Copies of the approvals should be forwarded to this office.
 - a. Burlington County Planning Board (Open)
 - b. Burlington County Soil Conservation District (Open)
 - c. All agencies having jurisdiction

Additional Comments:

34. The "Van Accessible" sign shown on Sheet C7 of the Construction Detail must be relocated between the top two (2) signs.

Richard A. Alaimo Association of Engineers
- Consulting Engineers -

June 28, 2007

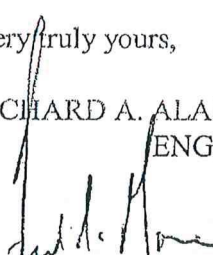
35. Additional details of the concrete slab and fence post concrete foundations must be added to the "Proposed Trash Enclosure Detail". The current detail shows monolithic slab and post foundations. Fence post foundations are normally poured separately from the concrete slab. Also, show all concrete reinforcement.
36. Revise the Storm Water Management Report, dated June 25, 2007 for a different roughness coefficient for HDPE pipe and resubmit calculations.

The applicant's engineer is advised that all plan revisions must be noted on the plan as such, and a revision date must be put on the plan each time it is revised. Approval of plans by this office will only be for the original plan and noted revisions. The approval will not extend to cover unnoted revisions.

Should you have any questions, please do not hesitate to call.

Very truly yours,

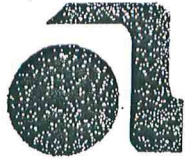
RICHARD A. ALAIMO ASSOCIATION OF
ENGINEERS



Frank S. Morris, PE, CES
Senior Associate

FSM/RCH/lp:nr

cc: Peter C. Lange, Jr., Solicitor, Southampton Township Planning Board
Kendra Lelie, Planner, Southampton Township Planning Board
John Morris (PO Box 2083, Medford Lakes, NJ 08055)
Patrick McAndrew, Attorney-at-Law (Suite 3, 7A North Main Street, Medford,
NJ 08055)
Kris Kluk, PhD, PE, Kluk Consultants



Richard A. Alaimo Association of Engineers

200 High Street, Mt. Holly, New Jersey 08060 Tel: 609-267-8310 Fax: 609-267-7452

June 28, 2007

Ms. Betty A. Conley
Planning and Zoning Board Administrator
Southampton Township Planning Board
5 Retreat Road
Southampton, NJ 08088

Re: Southampton Township Planning Board
Application No. 07-2202205
John Morris, 1 Kerry Court
Block 2202, Lot 2.05
(Completeness Review Letter No. 2)
Our File: C-581-076

Dear Betty:

We have received revised plans and calculations for the referenced application, which involves the construction of a light industrial flex warehouse in the Southampton Industrial Park. Improvements would include a 4-unit flex building, a 13-space parking lot, and a loading area. Stormwater runoff would be directed to the storm sewer system in Kerry Court that was designed to accommodate build-out of the industrial park.

We received the following plans and documents prepared by Kluk Consultants:

Sheet	Title	Date / Revision
C1	Cover Page	February 6, 2007/ June 12, 2007
C2	Existing Conditions & Demolition Plan	February 6, 2007/ June 12, 2007
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C7	Construction Details	February 6, 2007/ June 12, 2007
C8	Construction Details	February 6, 2007/ June 12, 2007

- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners

Sheet	Title	Date/Revision
—	Industrial/Commercial Nitrate Dilution Model	January 6, 2007/ June 12, 2007
—	Stormwater Collection Design Report	February 6, 2007/ June 12, 2007

We also received the following plans:

- Survey and topography plan prepared by Richard M. Sapio, PLS, dated November 4, 2006.
- Preliminary architectural building elevations and floor plan prepared by Harry D. Bopp, AIA, dated February 26, 2007.

The applicant has requested waivers from the following submission requirements. Considering that the property is located within an approved development, we have no objections to these waivers being granted.

- a. Environmental Impact Statement.
- b. Traffic Impact Statement.
- c. Community Impact Statement.

We reviewed the plans and documents for compliance with §12-10.3 and §12-10.4 of the Ordinance (plan content for preliminary and final submissions), and found that the following items should be addressed:

1. **Waiver Requested:** §12-10.3.b.29: A written description of the proposed uses and operations of the building units, including emission of noise, glare, vibration, heat, odor, air and water pollution, safety hazards, expected truck and tractor trailer traffic and the proposed number of shifts to be worked, the maximum number of employees on each shift, and the hours of operation.
2. **Waiver Requested:** §12-10.4.b.4(b): Cross sections, and profiles of all driveways.
3. **Satisfied:** §12-10.4.b.4(c): Profiles of all storm sewers.

Furthermore, with respect to the New Jersey Administrative Code, the following item should be addressed:

Richard A. Alaimo Association of Engineers
- Consulting Engineers -

June 28, 2007

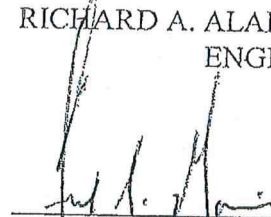
- **Conditionally Satisfied:** The electronically reproduced signature on the submitted plans is not permitted. NJAC §13:40-1.3(a)5 requires that the manually handwritten signature of the person in responsible charge be provided on each plan and document. **Applicant to address during final submission.**

All outstanding items noted in our report should be addressed at the Board Meeting. If waivers are granted and all outstanding issues are addressed, the application should be deemed complete.

Should you have any questions, please do not hesitate to call.

Very truly yours,

RICHARD A. ALAIMO ASSOCIATION OF
ENGINEERS



Frank S. Morris, PE, CES
Senior Associate

FSM:RCH:llhr

cc: Peter C. Lange, Jr., Solicitor, Southampton Township Planning Board
Kendra Lelie, Planner, Southampton Township Planning Board
John Morris (PO Box 2083, Medford Lakes, NJ 08055)
Patrick McAndrew, Attorney-at-Law (Suite 3, 7A North Main Street, Medford,
NJ 08055)
Kris Kluk, PhD, PE, Kluk Consultants

FINDINGS OF FACT AND CONCLUSIONS

1. The applicant John Morris seeks Preliminary Major Site Plan Approval for the demolition of an existing structure and the construction of a light industrial office/warehouse building having a total area of 9,520 square feet and a 12 space parking lot. The proposal proposes 4 separate office/warehouse units.
2. The property in question is Block 2202, Lot 2.05, hereinafter the "PIQ" on the Southampton tax map. The PIQ is commonly referred to as a Kerry Court and is located off of Eayrestown Road. The property is located in the Industrial Zone (I) of Southampton Township.
3. The applicant has indicated that the applicant will use one of the proposed 4 units for his environmental consulting business which involves the use of industrial equipment in connection with the environmental clean up activities conducted by his business. The applicant proposes to store excavators, front end loaders, pick up trucks and other tools utilized in his trade. The applicant proposes no specific use for the other units.
4. The applicant requests waivers from the Southampton Development Regulations included at Section 12-10.3 and 12-10.4. Specifically, the applicant has proposed signs and a sign location is indicated on plan but no final panel design has been proposed. In addition, the applicant seeks a waiver from showing natural features in wooded areas in the tract and within 200 feet of the boundaries of the tract. The applicant seeks a waiver from the requirement for a written description of the proposed use, a detailed description of all proposed signs, an environmental impact statement in accordance with Section 12-4.10, a traffic impact statement and a community impact statement.
5. The proposed development is located in an existing industrial park which was the subject of a prior subdivision application and approval.
6. The Board finds that, based upon the recommendations of its professionals, and its own familiarity with the PIQ, that the requested waivers can be granted especially in view of the fact that the required information is relevant to and would have been considered at the time of the original subdivision approval. The issues addressed by the submission requirements have been addressed through the subdivision process. The Board, therefore, grants the requested submission waivers and waives any requirement to locate the natural features and wooded areas on the tract within 200 feet of the tract and to provide a written

description of the proposed use of the building, a detailed description of all proposed signs, an environmental impact statement in accordance with Section 12-4.10 a traffic impact statement and a community impact statement.

7. The applicant through his attorney and representatives oriented the PIQ by reference to the surrounding uses. Mr. Robert Haas and Mr. Kluk, on behalf of the applicant, offered testimony characterizing the proposed use and indicated that the typical uses for the proposed space include plumbers, carpet installers and other service providers. The applicant proposes that each unit accommodate a maximum of three (3) employees for a five day work week with one shift per day. It was represented by the applicant that most potential users and their employees will be working off site a majority of the time.

8. The STPB reviewed and considered the June 28, 2007 report of the STPB's professional Planner. The applicant agreed, as a condition of approval to fully comply with and satisfy all requirements and recommendations included in the professional Planning report of Kendra Lelie, PP, AICP attached hereto as Exhibit "A".

9. The STPB reviewed and considered the June 28, 2007 report of the STPB's Engineering Consultant. The applicant has agreed, as a condition of approval, to fully comply with and satisfy all requirements and recommendations included in the Engineering report of Frank S. Morris, PE attached hereto as Exhibit "B".

10. The applicant indicated that they are not proposing any signage in addition to the proposed signs and location as indicated on the plan and that no final panel design has been proposed. No other sign is requested nor approved as part of this application. Any and all future sign changes and/or additional signage will have to be approved by way of a separate zoning application covering same.

11. The applicant agreed, as a condition of approval, to submit a modified septic dilution model to be expressly accepted and approved by the Board Engineer as compliant and in satisfaction of the Southampton Township water quality requirements included at Section 12-4.2 of the Southampton Township Development Regulations.

12. The applicant agreed as a condition of approval to provide the STPB Professional Planner with proposed architectural drawings and to modify the proposed architecture consistent with the recommendations of the STPB Planner.

13. The applicant agreed, as a condition of approval, that there will be no servicing of vehicles and/or construction equipment or repairs of such equipment conducted on site.

14. The applicant agreed, as a condition of approval, that there will be no storage of flammable or hazardous materials on site.

15. The applicant agreed, as a condition of approval, that all tenants will be limited in their operations to 8 hour shifts with 2 office employees and 1 warehouse employee for each unit and that such assumptions will be incorporated in the STPB's professional Engineer's review of the septic dilution model.

16. The applicant agreed, as a condition of approval, to modify the plan to show the existing residential use in the area and to propose sufficient and adequate landscape buffering to buffer the industrial and residential uses.

17. The applicant agreed, as a condition of approval, to modify the plan to detail any proposed emergency access or temporary construction access to be utilized at the site. This preliminary approval grants no emergency and/or construction access to the site.

18. The STPB therefore concludes that preliminary major site plan approval should be and is hereby granted to the PIQ subject to the conditions set forth in this resolution.

GENERAL CONDITIONS OF APPROVAL/SOUTHAMPTON TOWNSHIP
PLANNING BOARD

1. Any variance granted in conjunction with an approved subdivision or an approved site plan shall expire 180 days after the date of the publication of the decision granting the variance in conjunction with the approval of a subdivision unless the subdivision shall have been completed by the filing and recording of a plan or a Deed as required by law. One (1) year from the date of the publication of the decision granting the variance, unless the construction for which the variance has been requested has been commenced. A variance granted in conjunction with the approval of a site plan shall also expire and shall be treated as having been abandoned on the same date that the approval of the site plan shall expire as provided by law. The Planning Board for good cause, may extend the expiration date of a variance for not more than one additional year.

2. A brief notice of this decision shall be published in the official newspaper of the Township, at the applicant's expense. The aforementioned notice shall be sent to the official newspaper for publication within ten (10) days of the date that this decision is memorialized. A proof of publication shall be filed with the Administrative Officer of the Board within thirty (30) days of the date the decision is memorialized.

3. The applicant shall promptly pay any professional fee bills, in excess of the required application escrows, or appeal in accordance with the Municipal Land Use Law.

4. These General Conditions of Approval, if any, shall be binding upon the applicant, the owner and any successors and/or assigns of either.

5. The approval(s) granted is/are conditioned upon the applicant obtaining the following governmental approval(s).

- (X) Burlington County Planning Board
- () Pinelands Commission

6. Prior to the commencement of any construction, the applicant shall obtain the following governmental approvals and/or permits:

- (X) Southampton Township Construction Code Official
- (X) Burlington County Soil Conservation District
- () New Jersey Department of Transportation Highway Access Permit
- () Burlington County Engineer Highway Access Permit
- () Burlington County Engineer Utility Connection Permit
- (X) Burlington County Board of Health Approvals
- () New Jersey Department of Environmental Protection
- () New Jersey Department of Environmental Protection-wetlands delineation, wetlands transition area and/or general permit(s) approval

7. The applicant shall be responsible for and shall satisfy, in accordance with the Southampton Township Land Use Ordinance, the following fees and charges:

- () Mandatory Development Fees
- () Floor area Ratio Fees in the amount of \$_____.

8. Any improvement(s) to be constructed as a result of the Board's approving this application shall be constructed and operated in full compliance with the Code of Southampton Township, the Revised Statutes of the State of New Jersey and any other applicable county and/or Federal law.

9. Unless specifically waived in whole or in part and noted in the Additional Conditions of this approval, if the above application involves the granting of a final major subdivision approval or a final site plan approval, the applicant, in order to assure the installation and maintenance of all required improvements required by the preliminary approval or as a condition to the issuance of a zoning permit, shall furnish written performance guarantees and written maintenance guarantees in the form(s) which comply with the provisions of N.J.S.A. 40:55D-53, et seq. and the Southampton Township Code. The amount of each performance guarantee shall equal 120% of the amount estimated by the Township Engineer as the cost of installing the required improvements. The maintenance

guarantee shall equal 15% of the cost of the improvements and shall cover a period of two (2) years after the final acceptance of the improvements.

10. If the above application involves the granting of a final subdivision or final site plan approval, the Chairperson and Secretary of the Board shall not sign the Final Subdivision Plat or Final Site Plan nor shall any zoning permit issue until the applicant has posted the required performance guarantee and the applicant has demonstrated that all conditions of the final approval have been satisfied.

11. Applicants seeking minor subdivision or minor site plan approval shall provide additional copies of the plat or plan as may be necessary in order to furnish copies to each of the following:

- (a) Township Engineer;
- (b) Township Planning Consultant;
- (c) Township Construction Official;
- (d) Township Tax Assessor;
- (e) Copies for any other Township, County or State Agencies and officials as directed by the Board.

12. If a minor subdivision approval has been granted, such approval shall lapse unless within 190 days from the date the approval has been granted the applicant either files a plat in conformity with the approval and the "Map Filing Law" (N.J.S.A. 46:23-99, et seq.) or records a deed with the County Clerk which clearly described the approved minor subdivision and files a copy of the deed with the Township's Engineer and the Township's Tax Assessor. Such deed shall also be signed by the Chairman and Secretary of the Board.

13. If a final approval has been granted, the applicant shall submit to the Board Engineer for his review a minimum of ten (10) complete sets of plans which shall incorporate all of the revisions that have been made conditions of this approval and otherwise comply with Ordinance 12-10.4.

14. The applicant shall comply with Title 39 of the New Jersey Statutes.

15. The applicant shall construct all drainage basins or alternate drainage facilities upon the P.I.Q., including inflow and outflow structures, prior to the commencement of any construction upon the P.I.Q.

- ☒ Approved
☒ General Conditions
☒ Additional Conditions
☐ Denied

SOUTHAMPTON TOWNSHIP PLANNING BOARD
RESOLUTION # 2007.13P

☐ Appeal from Administrative Officer Decision ☐ Interpretation ☐ "C" Variance ☐ "D" Variance ☐ Preliminary Major Site Plan ☒ Final Major Site Plan ☐ Site Plan ☐ Conditional Use	Application # <u>2007.13P</u> Applicant <u>John Morris</u> Owner <u>Same</u> Block <u>2202</u> Lots <u>2.05</u> Action <u>August 1, 2007</u> Memorialized <u>September 6, 2007</u> Plan Name: <u>Site Developments plans for John</u> <u>Morris prepared by Kluk Consultants and dated</u> <u>February 6, 2007, last revised June 12, 2007</u>
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WHEREAS, the applicant has applied to the Southampton Township Planning Board (hereinafter "STPB") for the following primary approvals(s): "Final Major Site Plan; and

and WHEREAS, the application was considered by the STPB on August 1, 2007;

WHEREAS, a public hearing (☐) was not required; or

WHEREAS, a public hearing (☒) was required and the STPB has considered that public comments:

- ☒ were not made by the public
☐ were made in favor of all or some aspect of the application
☐ were made against all or some aspect of the application; and

WHEREAS, it appears that all jurisdictional and procedural requirements of the applicable Township Ordinances have been met; and

WHEREAS, the STPB has considered the application and the evidence and arguments submitted by the applicant in support thereof; and

WHEREAS, the STPB has considered the recommendations and comments of its professional staff and the following written reports:

(X) Engineer report(s) dated July 31, 2007

(X) Planner report(s) dated July 31, 2007

() Traffic consultant report(s) dated _____

() Environmental Consultant report(s) dated _____

() Southampton Township Environmental Protection Committee report(s) dated _____

() Other _____

Copies of which are attached hereto and made a part hereof respectively as **Exhibit A and Exhibit B**; and

WHEREAS, it appears that all requirements necessary to approve the application have been met;

NOW THEREFORE, BE IT RESOLVED that the above primary approval applied for be and is hereby granted; and

BE IT FURTHER RESOLVED that the approval(s) hereby granted (X) is/**are made subject to** the following Additional Conditions (See attached).

BE IT FURTHER RESOLVED that the approval(s) hereby granted (X) is/**are made subject to** the following General Conditions applicable to an approval of this type (See attached).

The foregoing action was taken by the STPB on August 1, 2007 upon the motion of
Gower, seconded by Jones with the vote on the application being as
follows:

AYE: Gower, Greif, Hicks, Jones, Magazzo,
Springer, Gordon

NAY:

ABSTAIN:

ABSENT: Pielli, Young

DID NOT PARTICIPATE:

The foregoing action was memorialized by the STPB on September 6, 2007 upon the
motion for approval of this resolution by Springer seconded by Gower with the
vote on the motion being as follows:

AYE: Gower, Hicks, Springer, Gordon

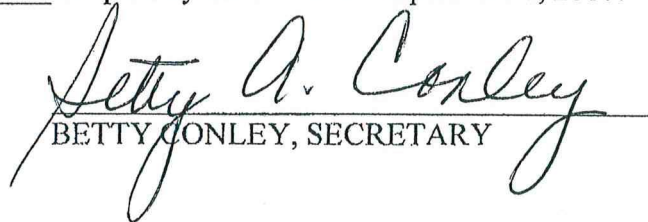
NAY:

ABSTAIN:

ABSENT: Greif, Jones, Magazzo

DID NOT PARTICIPATE: Pielli, Young

The undersigned Secretary of the STPB hereby certified that the above is a
true copy of Resolution # 2007.13 P adopted by the STPB on September 6, 2007.


BETTY CONLEY, SECRETARY



Richard A. Alaimo Association of Engineers

200 High Street, Mt. Holly, New Jersey 08060 Tel: 609-267-8310 Fax: 609-267-7452

July 31, 2007

Ms. Betty A. Conley
Planning and Zoning Board Administrator
Southampton Township Planning Board
5 Retreat Road
Southampton, NJ 08088

Re: Southampton Township Planning Board
Application No. 07-2202205
John Morris, 1 Kerry Court
Block 2202, Lot 2.05
(Review Letter No. 3)
Our File: C-0581-0076-000

Dear Betty:

We have received plans and calculations for the referenced application which involves the construction of a light industrial flex warehouse in the Southampton Industrial Park at 2 Kerry Court. Improvements would include a 4-unit flex building, a 13-space parking lot, and a loading area. Stormwater runoff would be directed to the storm sewer system in Kerry Court that was previously designed to accommodate build-out of the industrial park.

The property is located in the I, Industrial zoning district. Following are the bulk requirements for this district. Note that the property is located within a previously approved industrial park.

Description	Required	Proposed
Minimum Lot Area	1 Acre ⁽¹⁾	2.31 Acres
Minimum Lot Frontage	150 Feet	268 Feet (Kerry Ct.)
Minimum Lot Width	150 Feet	296 Feet
Minimum Lot Depth	150 Feet	341 Feet
Minimum Side Yard	20 Feet	77 Feet
Minimum Side Yard Aggregate	60 Feet	NA
Minimum Front Yard	65 Feet	115 Feet
Minimum Rear Yard	25 Feet	NA
Maximum Floor Area Ratio	0.55 ⁽²⁾	0.10
Maximum Lot Coverage	60 Percent	41 Percent
Maximum Building Height	45 Feet	22 Feet

- Consulting Engineers -

Civil • Structural • Mechanical • Electrical • Environmental • Planners

(1) Pursuant to §12-3.7(e)15 of the Ordinance, the minimum lot size shall be increased if the resultant lot size calculated using a nitrate loading rate is greater than the minimum lot size for a standard lot. Refer to Comment No. 3.

(2) The maximum floor area ratio has been reduced by 0.05 because of soil limitations, in accordance with §12-3.7.e of the Ordinance.

Required Parking:

Office: 1 space / 250 SF GFA $1,934 \div 250 = 8$ spaces
 Whse. 1 space / 5,000 SF GFA $7,735 \div 5,000 = 2$ spaces
 Total = 10 spaces

Provided Parking: 13 spaces

We received the following plans and documents prepared by Kluk Consultants:

Sheet	Title	Date/Revision
C1	Cover Page	February 6, 2007/ July 18, 2007
C2	Existing Conditions & Demolition Plan	February 6, 2007/ July 18, 2007
C3	Site Plan	February 6, 2007/ July 18, 2007
C4	Grading & Utility Plan	February 6, 2007/ July 18, 2007
C5	Landscape, Lighting & Traffic Control Plan	February 6, 2007/ July 18, 2007
C6	Soil Erosion & Sediment Control Plan	February 6, 2007/ July 18, 2007
C7	Construction Details	February 6, 2007/ July 18, 2007
C8	Construction Details	February 6, 2007/ July 18, 2007
—	Industrial/Commercial Nitrate Dilution Model	January 6, 2007/June 11, 2007
—	Stormwater Collection Design Report	February 6, 2007/July 20, 2007

We also received the following plans:

- Survey and topography plan prepared by Richard M. Sapio, PLS dated November 4, 2006.
- Preliminary architectural building elevations and floor plan prepared by Harry D. Bopp, AIA dated February 26, 2007.

Based on our review of the plans and documents, we offer the following comments for the Board's consideration:

1. The following design waivers would be required:

Richard A. Alaimo Association of Engineers
 - Consulting Engineers -

- a. §12-5.10.d: Parking and loading areas shall have concrete curbing around the perimeter; whereas, none has been provided.
 - b. §12-5.10.g: Loading areas shall be paved with bituminous pavement; whereas, the loading area would be paved with stone.
 - c. §12-5.3.d:3: Providing High Density Polyethylene Pipe (HDPE); whereas Reinforced Concrete Pipe (RCP) is required.
2. **Conditionally Satisfied:** The electronically reproduced signature on the submitted plans is not permitted. NJAC §13:40-1.3(a)5 requires that the manually handwritten signature of the person in responsible charge be provided on each plan and document. Also, add a line for the Board Planner sign-off. The Board Planner's sign off block has been added to the plans. However, there is still not an original signature and the professional engineer's seal is from New York not New Jersey. Please correct same. **The applicant's engineer has provided a New Jersey professional engineer's seal. The original signature will be provided with the final plans.**
3. **Satisfied:** All items enumerated in the completeness report should be addressed.
4. **Satisfied:** Note #5 on Sheet C3 is incomplete and should be clarified.
5. **Satisfied:** The plan should note that the existing sewage disposal system shall be removed in accordance with applicable codes. The approximate locations of the existing well and sewage disposal system should be shown on the existing conditions and site plans.
6. **Satisfied:** The locations of the mature trees at the front of the existing dwelling and along the southerly property line should be shown on the existing conditions and landscaping plans.
7. **Satisfied per noted revised calculations and plans.** The Nitrate Dilution Model report indicated that the property could support four (4) units, each having an office area of 452.4 square feet.

This calculation subtracts out 15 gallons per day (GPD) from the warehouse usage, which assumes two (2) employees with a pro-rated period of one (1) hour per day per employee in one (1) shift. The May 3, 2007 letter from Kluk Consultants to the Burlington County Health Department shows four (4) employees for a pro-rated period of one (1) hour per day per employee in one (1) shift. In either case, we feel pro-rating is unacceptable given the fact that the other units or even this unit could be used at least a full day or even two (2) shifts by other owners and/or tenants. We discussed this concept with Mr. Michael C. Gavio of the Burlington County Health Department. Mr. Gavio noted in his May 9, 2007 letter that pro-rating was acceptable for a restricted application but was unaware of any other intense usage described above.

The noted revised nitrate dilution calculations are acceptable. In summary, the applicant's nitrate dilution calculations compare both the sanitary sewage flow demand based on office square footage and warehouse employees and the flow demand based on two (2) employees per office unit plus one (1) employee per warehouse unit.

The total building sewage flow demand is summarized in Tables No. 1 and No. 2.

The applicant must provide a revised nitrate dilution calculation which addresses the above comments and which compares the maximum office space requirement with the maximum number of employees that will occupy the given flex office/warehouse unit. Also, the area of the bathrooms should not be subtracted out of the gross office area.

The soil scientist found that the soil logs indicated the soil was typical of Nixonton soils instead of Pasquotank soils as shown on the Burlington County Soils Survey. To ensure that this determination was accurate, a total of three (3) borings were dug, in accordance with Ordinance requirements.

8. **Satisfied if Board approves stone loading area:** The plan should show the measures to be used to prevent contaminants such as oil and grease from seeping into the stone-paved loading area. With a fairly shallow depth to the seasonal high water table, even the slightest seepage will compromise the quality of the groundwater. We strongly recommend that the loading area be paved with bituminous concrete and that oil separators be installed in each of the storm sewer inlets to prevent stormwater runoff from carrying pollutants to the development's detention basin. **The applicant's engineer has revised the plans to show Ultra- Urban inlet filters by Abtech Atlantic.**

9. **Conditionally Satisfied:** The building appears to be designed to accommodate small van-type trucks, with drive-in overhead doors; whereas, the depth of the loading area appears to indicate that larger, tractor-trailer type trucks would access the site. The applicant should clarify the size of the trucks to enter the site. If tractor trailers are not to access the property, the size of the truck maneuvering area can be reduced. If tractor trailers are to access this site, then a heavy duty paving specification per Township Ordinance is required. **The applicant agreed not to store any flammable, combustible or hazardous substance products in the office/warehouse units as discussed at the July 5, 200 Board meeting.**
10. **Satisfied:** There appears to be an overabundance of stop signs onsite and that less signs would be less confusing for drivers and may enhance the site aesthetics.
11. **Satisfied:** The distance that the parking spaces are located from the front of the building should be dimensioned. The length and width of the spaces should also be dimensioned.
12. **Satisfied:** The plan should clearly show that the proposed Coleman Court driveway entrance shall coincide with the existing depressed curbing. If curbing modifications are necessary, it should be so noted and a detail of pavement restoration at the site of curb construction should be provided.
13. **Partially Satisfied:** The plan should specify that the existing depressed curbing in two (2) locations along Eayrestown Road shall be replaced with monolithic curbing. A construction detail of the monolithic curbing should be shown. A note of the one (1) depressed curb was shown on the demolition plan; however, a note should be shown on the site plan regarding the two (2) existing curbs. **The "Existing Conditions & Demolition Plan" has been revised to show two (2) depressed curbs to be removed and replaced with vertical curb along Eayrestown Road.**
14. **Satisfied:** The location and elevation of a permanent benchmark should be shown.
15. **Satisfied:** The grading plan should show a sufficient amount of topography on adjacent properties to clearly demonstrate that positive drainage would be provided so that ponding along property lines would be prevented.
16. **Partially Satisfied:** The proposed grading design along the existing hedge should be clarified. **The grading along the berm and driveway is still flat and positive drainage must be established in order to prevent ponding.**

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- Consulting Engineers -

17. **Satisfied:** The location of the proposed 58-contour should be relocated out of the Eayrestown Road right-of-way. No grading within the right-of-way shall be permitted.
18. **Satisfied:** Considering the shallow depth to the seasonal high water table, it is probable that the onsite sewage disposal system will be of a mounded design. The plan should show approximate contours in the area of the disposal system and how they would mesh with the site grading design.
19. **Satisfied:** In accordance with Ordinance requirements, the minimum slope within the parking areas should be one percent (1%). The grading design should be revised. Correct the 59.40 grade elevations along the fire lane which would make this area flat.
20. **Satisfied:** Tops of pipes should match, not their inverts. The invert elevation of the 18" pipe at Inlet #A-5 should be revised accordingly.
21. **Partially Satisfied:** The invert elevations of the roof drain cleanouts should be shown. The roof drain pipes should be manifolded and tied into Inlet #2 and not just connected to the storm pipe run from Inlet #2 to Inlet #A-5. All piping subject to vehicular traffic shall be ductile iron or approved equal. **Label the inverts at Inlet #2 with the pipe sizes.**
22. **Satisfied:** We recommend that additional lighting be provided along the southern gravel loading area and at the trash enclosure.
23. **Satisfied:** Considering that the mature height of the proposed Zelkovas will be more than 50 feet, they should be moved away from the building.
24. **Satisfied:** he plan should clarify whether the words "enter" and "exit" would be painted on the pavement at the entrance driveway to Kerry Court as shown on the site plan. Installation details should be shown. The words have been removed from the plan.
25. **Partially Satisfied:** The granular base in the pavement design should be specified. The plans were revised to show 6" thick dense graded aggregate (DGA). However, the surface course must show the 2" thickness in the Pavement Restoration Detail. **Show the NJDOT mix designations (e.g., Mix I-2 and Mix I-5) for all asphalt paving details.**
26. **Satisfied:** The geotextile to be placed beneath the stone in the truck maneuvering area should be specified.

27. Construction details of the following items should be shown on the plans:
- a. **Satisfied:** Concrete apron. The 13' dimension and area calculations for the concrete apron should be removed. The apron width is variable. Also, use the weld wire fabric (WWF) designation of 6x6-W1.4xW1.4.
 - b. **Satisfied:** Monolithic vertical curb. A vertical curb detail with an abutting concrete sidewalk is required to be provided. **For all sidewalk to concrete curb construction, we recommend that a two inch (2") concrete seat be provided at the curb. This would require the eight inch (8") curb dimension be revised to ten inch (10").**
 - c. **Withdrawn:** Enter and Exit pavement markings. **The lettering has been removed from the plans.**
28. **Satisfied:** All storm sewer structures shall have a minimum of twelve-inch (12") thick, I-57 stone aggregate ballast or equivalent approved by the Township Engineer. A note of same should be added to all storm sewer structural details.
29. **Satisfied:** The Construction Details Plan should note that all site concrete shall have a minimum 28-day compressive strength of 4,000 psi.
30. **Conditionally Satisfied:** **The applicant must provide as-builts after installation of the utilities.** The applicant shall provide three (3) sets of as-built plans conforming to the Township's "Minimum As-Built Requirements."

In addition to the three (3) paper copies, the applicant must provide a disk or CD in AutoCAD format of the submitted plans. The plans must be submitted on a 24" x 36" sheet and at a scale of 1" = 100'. All text must be drawn clearly, and at a minimum size of 0.07" and a maximum size of 0.10".

The following information, where applicable, shall each be drawn on its own individual layer: water mains, water services/curb stops, hydrants/valves/blow-offs/etc., water main text, sanitary sewer mains, sanitary sewer laterals/clean-outs, sanitary sewer manholes, sanitary sewer text, storm drain pipes, storm drain manholes and inlets, storm drainage basins and swales and storm drain text.

The plans must include that portion of the existing systems where the proposed system connects. The plans must be signed and sealed by a New Jersey licensed land surveyor.

Richard A. Alaimo Association of Engineers
- Consulting Engineers -

In order to ensure that the utilities have been properly installed, this Board shall require that the developer provide as-built drawings prepared in accordance with the requirements distributed with the approved plans and performance bond. The as-built drawings are to be included as a line item in the performance bond estimate, and the performance guarantee shall not be released until the as-built drawings have been reviewed and approved.

31. **Conditionally Satisfied:** Bond estimates are required for any proposed improvements. After review of the quantities, we will forward the required performance guarantee and inspection escrow amount to the Township under separate cover. Performance guarantees and inspection escrows shall be posted with the Township Clerk. **The applicant noted that bond estimates will be provided to the Township Engineer after site plan approval.**
32. **Conditionally Satisfied:** The design and installation of the on-site sewage disposal system is subject to the review and approval of the Burlington County Health Department.
33. Approval of this application should be made contingent upon the applicant obtaining approvals from the following agencies. Copies of the approvals should be forwarded to this office.
 - a. Burlington County Planning Board (Open)
 - b. Burlington County Soil Conservation District (Open)
 - c. All agencies having jurisdiction
34. **Satisfied:** The "Van Accessible" sign shown on Sheet C7 of the Construction Detail must be relocated between the top two (2) signs.
35. **Partially Satisfied:** Additional details of the concrete slab and fence post concrete foundations must be added to the "Proposed Trash Enclosure Detail". The current detail shows monolithic slab and post foundations. Fence post foundations are normally poured separately from the concrete slab. Also, show all concrete reinforcement. **The ends of the concrete slab in Section A-A have been cut off. Also, the entire slab, not just the ends, should have a defined slope toward Inlet #2.**
36. **Satisfied:** Revise the Storm Water Management Report, dated June 25, 2007 for a different roughness coefficient for HDPE pipe and resubmit calculations.

Ms. Betty Conley

9

July 31, 2007

The applicant's engineer is advised that all plan revisions must be noted on the plan as such, and a revision date must be put on the plan each time it is revised. Approval of plans by this office will only be for the original plan and noted revisions. The approval will not extend to cover unnoted revisions.

Should you have any questions, please do not hesitate to call.

Very truly yours,

RICHARD A. ALAIMO ASSOCIATION OF
ENGINEERS


Frank S. Morris, PE, CES
Senior Associate

FSM/RCH/p:nr

Enclosure

cc: Southampton Township Planning Board Members
Peter C. Lange, Jr., Solicitor, Southampton Township Planning Board
Kendra Lelie, Planner, Southampton Township Planning Board
John Morris (PO Box 2083, Medford Lakes, NJ 08055)
Patrick McAndrew, Attorney-at-Law (Suite 3, 7A North Main Street, Medford,
NJ 08055)
Kris Kluk, PhD, PE, Kluk Consultants

Southampton Township
Southampton Industrial Park
John Morris Site Plan
Nitrate Dilution Calculation Summary

Table 1
TOTAL FLOW DEMAND BASED ON OFFICE SPACE AND WAREHOUSE EMPLOYEES

Block/Lot	Office Area Per Unit (SF)	Number of Units	Total Office Area (SF)	Flow Demand (GPD/SF)	Total Office Demand (GPD)	Number of Employees Per Warehouse Unit	Number of Units	Total Warehouse Employees	Flow Demand (GPD/Employee)	Total Warehouse Demand	Total Flow Demand (GPD)	Total Allowable Daily Sewage Flow (GPD) *
2202/2.05	362.5	4	1450	0.125	181.3	1	4	4	15	60	241.3	241.2

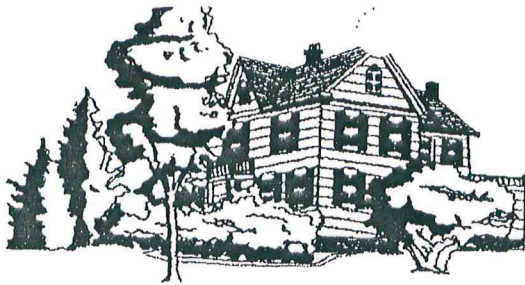
* Based on an operation schedule of 260 days/year or 5 days/week and one (1) shift per day.

Southampton Township
Southampton Industrial Park
John Morris Site Plan
Nitrate Dilution Calculation Summary

Table 2
TOTAL FLOW DEMAND BASED ON TOTAL NUMBER OF EMPLOYEES

Block/Lot	Number of Employees Per Office Unit	Number of Employees Per Warehouse Unit	Total Number of Employees Per Unit	Total Number of Units	Total Employees	Flow Demand (GPD/Employee)	Total Demand (GPD)	Total Allowable Daily Sewage Flow (GPD) *
2202/2.05	2	1	3	4	12	15	180	241.2

* Based on an operation schedule of 260 days/year or 5 days/week and one (1) shift per day.



Thos. J. SCANGARELLO AND ASSOCIATES, P.A.

Thomas J. Scangarello, P.P. — President
Kendra A. Lelie, P.P., AICP-Vice President
150 Himmelein Road Medford, NJ 08055
609-654-1120
Fax 609-654-1265

• Professional Planners • Landscape Architects • Civil Engineers • Environmental Consultants

July 31, 2007

Township of Southampton
Planning Board
5 Retreat Road
Southampton, New Jersey 08088

Attention: Betty Conley

RE: John Morris
Audubon Environmental
Final Site Plan
Block 2202, Lot 2.05
TJSA File #603.58

Dear Members:

This office has received revised plans for final major site plan approval. We have reviewed this information for conformance with the Southampton Township Land Development Ordinance and our previous comments and offer the following comments.

Should you have any questions or comments, please do not hesitate to contact this office.

Very truly yours,

Thos. J. Scangarello & Associates, P.A.

Kendra Lelie, P.P., A.I.C.P.

CC: John Morris
Kris Kluk, P.E.
Patrick McAndrew, Esq.
Frank Morris, P.E.
Peter C. Lange, Esq.

A. THE FOLLOWING INFORMATION WAS REVIEWED TO PREPARE THIS LETTER:

- Set of plans prepared by Kluk Consultants, last revised June 12, 2007 including the following:
 - C1- Cover Page
 - C2 - Existing Conditions and Demolition Plan
 - C3 - Site Plan
 - C4- Grading and Utility Plan
 - C5 - Landscape, Lighting & Traffic Control Plan
 - C6 - Soil Erosion & Sediment Control Plan
 - C7 - Construction Details
 - C8 - Construction Details
- Industrial/commercial Nitrate Dilution Model prepared by Kluk Consultants, dated January 6, 2007
- Storm water Collection Design Report prepared by Kluk Consultants, dated February 6, 2007
- Storm Water Management Report prepared by Kluk Consultants, dated June 25, 2007.
- Survey and Topography Plan prepared by Richard M. Sapio, PLS, dated November 2, 2006
- Building Floor Plan and Elevation prepared by Harry D. Bopp, AIA, dated February 26, 2007
- Planning Board Application.

B. PROPOSAL

The applicant, John Morris is submitting an application for final site plan approval. The proposed plan involves the demolition of the existing structure and construction of a light industrial building containing four office-warehouse units, having a total area of 9,520 square feet, and a 12-space parking lot. The property is located at the corner of Kerry Court and Eayrestown Road. The property is identified as Block 2202, Lot 2.05 on the Southampton Tax Map. The property is located in the Industrial Zone (I) of Southampton Township.

The applicant will use one of the four proposed units for an environmental consulting business which involves the use of industrial equipment in connection with environmental work. Equipment including excavators, front-end loaders, pick-up trucks and tools will be stored at the site. Most of the work will take place at the work site, people and equipment will come and go from the site. The other three proposed units have no tenants as of yet.

C. WAIVERS OF SUBMISSION REQUIREMENTS REQUESTED

The applicant needs to address the following items in accordance with Section 12-10.3 and 12-10.4 of the Southampton Township Ordinance (plan content for preliminary and final submissions)

1. A detailed description of all proposed signs. **The proposed signs and locations are indicated on the plan, but no final panel design has been made.**
2. The natural features, wooded areas in the tract and within 200 feet of the boundaries should be indicated on the plan. **We recommend the Board require the submission of this information.**

The Township Planning Board has stated in a letter dated April 23, 2007 that there would be no objections to waivers of the following three submission requirements considering the property is within an approved development.

3. Environmental impact statement
4. Traffic impact statement.
5. Community Impact Statement.

D. BULK REQUIREMENTS

The following chart indicates the bulk requirements for the Industrial Zone (I) of the Southampton Township Land Development Regulations and those proposed.

	Requirements	Proposed Lot 2.08
Lot Area min.	2 Ac.	2.31 Ac.*
Lot Frontage min.	200 Ft.	296.75 Ft.
Lot Width min.	200 Ft.	341.34 Ft.
Lot Depth min.	300 feet	341.34 Ft.
Front Yard setback min.	75 feet	115.33 Ft.
Side Yard setback min.	25 feet	79.06 Ft.
Rear Yard setback min.	40 feet	154.87 Ft.
Building Height max.	45 feet	<45 Ft.
Lot Coverage max.	50%	41.04%
Floor/Area Ratio max.	50%	9.72%
Parking Spaces min. Office -1/250 S.F.G.F.A. Warehouse-1/5,000 S.F.G.F.A.	8 P.S. 2 P.S. 8 P.S. total	12 P.S. total

E. PARKING

1. Areas that will experience heavy traffic, such as loading areas and driveway s should be paved. The applicant is proposing gravel in lieu of paving in the back of the warehouses where loading will occur. **Gravel will not provide the necessary base for the proposed use. The Board approved the gravel base with preliminary approval.**
2. The storage area for the excavators and front-end loaders should be indicated on the plan. **Not satisfied. Applicant shall depict area and provide additional screened plantings as necessary.**

F. LANDSCAPING/LIGHTING

1. Per section 12-5.2(d) 2 shrubs and hedges used in screen planting shall be at least three (3) feet in height when planted and shall be of such density that will obscure, throughout the full course of the year, the glare of automobile headlights emitted from the property. **The applicant shall revise the planting for the buffer area adjacent to Eayrestown Road to comply with Township plan requirements. The revised plan has added berms and plantings but not at a density that will obscure throughout the full course of the year. Satisfied.**
2. Underground irrigation should be provided for all new landscaping and lawn areas. The applicant should indicate the location of the irrigation system on the landscape and lighting plan. If a waiver is requested, the applicant must demonstrate utilization of native drought tolerant landscape material. **Not Satisfied. The applicant is requesting a waiver of providing this information until a certificate of occupancy is issued. The applicant shall agree to provide irrigation prior to the issuance of a temporary certificate of occupancy.**
3. The proposed landscape plantings shall be shown at the mature size.
4. The height of the 12' – 14' shall be depicted for all proposed shade trees. The red cedar and juniper shall be planted at a height of 6 – 8'.
5. A note shall be added indicating the need to supplement the existing buffer on the southern property line if determined by this office to be necessary after all clearing activities.

G. GENERAL COMMENTS

1. The hours of activity and number of employees should be addressed. **Satisfied.**
2. At the previous Board meeting, we recommended alternative architectural elevations that provided a more rural feel including earth tone colors and architectural elements. Although, revised plans were not received, we met with a representative of the owner and discussed appropriate changes to the architectural facade. Revised plans are required and we recommend this item be a condition of final approval.

3. Approval from the following agencies is required:
 - a. Burlington County Board of Health
 - b. Burlington County Planning Board
 - c. Soil Erosion and Sediment Control Approval
 - d. Any other agency having jurisdiction

H. SUMMARY

The applicant, John Morris is submitting an application for final site plan approval. The proposed plan involves the demolition of the existing structure and the construction of a light industrial building containing four (4) office-warehouse units, having a total area of 9,520 square feet, a 12-space parking lot. The property is located at the corner of Kerry Court and Eayrestown Road. The property is identified as Block 2202, Lot 2.05 on the Southampton Tax Map. The property is located in the Industrial Zone (I) of Southampton Township.

The applicant will use one of the units for an environmental consulting business which involves the use of industrial equipment in connection with environmental work. Equipment including excavators, front-end loaders, pick-up trucks and tools will be stored at the site. The other three units have no tenants as of yet.

The applicant should be prepared to address the above listed comments at the public hearing.

Thomas J, Scangarello & Associates, P.A. reserves the right to make additional comments at the public hearing.

FINDINGS OF FACT AND CONCLUSIONS

1. The applicant John Morris seeks Final Major Site Plan Approval for the demolition of an existing structure and the construction of a light industrial office/warehouse building having a total area of 9,520 square feet and a 12 space parking lot. The proposal proposes 4 separate office/warehouse units.
2. The property in question is Block 2202, Lot 2.05, hereinafter the "PIQ" on the Southampton tax map. The PIQ is commonly referred to as a Kerry Court and is located off of Eayrestown Road. The property is located in the Industrial Zone (I) of Southampton Township.
3. The applicant has indicated that the applicant will use one of the proposed 4 units for his environmental consulting business which involves the use of industrial equipment in connection with the environmental clean up activities conducted by his business. The applicant proposes to store excavators, front end loaders, pick up trucks and other tools utilized in his trade. The applicant proposes no specific use for the other units.
4. At the time of preliminary approval, the applicant requested waivers from the Southampton Development Regulations included at Section 12-10.3 and 12-10.4. Specifically, the applicant has proposed signs and a sign location is indicated on plan but no final panel design has been proposed. In addition, the applicant sought a waiver from showing natural features in wooded areas in the tract and within 200 feet of the boundaries of the tract. The applicant sought a waiver from the requirement for a written description of the proposed use, a detailed description of all proposed signs, an environmental impact statement in accordance with Section 12-4.10, a traffic impact statement and a community impact statement.
5. The proposed development is located in an existing industrial park which was the subject of a prior subdivision application and approval.
6. The Board found that, based upon the recommendations of its professionals, and its own familiarity with the PIQ, that the requested waivers can be granted especially in view of the fact that the required information is relevant to and would have been considered at the time of the original subdivision approval. The issues addressed by the submission requirements have been addressed through the subdivision process. The Board, therefore, granted the requested submission waivers and waives any requirement to locate the natural

features and wooded areas on the tract within 200 feet of the tract and to provide a written description of the proposed use of the building, a detailed description of all proposed signs, an environmental impact statement in accordance with Section 12-4.10 a traffic impact statement and a community impact statement.

7. At the time of the preliminary approval, the applicant through his attorney and representatives oriented the PIQ by reference to the surrounding uses. Mr. Robert Haas and Mr. Kluk, on behalf of the applicant, offered testimony characterizing the proposed use and indicated that the typical uses for the proposed space include plumbers, carpet installers and other service providers. The applicant proposes that each unit accommodate a maximum of three (3) employees for a five day work week with one shift per day. It was represented by the applicant that most potential users and their employees will be working off site a majority of the time.

8. The STPB reviewed and considered the July 31, 2007 report of the STPB's professional Planner. The applicant agreed, as a condition of approval to fully comply with and satisfy all requirements and recommendations included in the professional Planning report of Kendra Lelie, PP, AICP attached hereto as Exhibit "A" except for the recommendation that the applicant show the natural features, wooded areas in the tract and within 200 feet of the boundaries on the plan.

9. The STPB reviewed and considered the July 31, 2007 report of the STPB's Engineering Consultant. The applicant has agreed, as a condition of approval, to fully comply with and satisfy all requirements and recommendations included in the Engineering report of Frank S. Morris, PE attached hereto as Exhibit "B".

10. The applicant indicated that they are not proposing any signage in addition to the proposed signs and location as indicated on the plan and that no final panel design has been proposed. No sign is requested nor approved as part of this application. Any and all future sign changes and/or additional signage will have to be approved by way of a separate zoning application covering same.

11. The applicant agreed, as a condition of approval, to submit a modified septic dilution model to be expressly accepted and approved by the Board Engineer as compliant and in satisfaction of the Southampton Township water quality requirements included at Section 12-4.2 of the Southampton Township Development Regulations.

12. The applicant agreed as a condition of approval to provide the STPB Professional Planner with proposed architectural drawings and to modify the proposed architecture consistent with the recommendations of the STPB Planner.
13. The applicant agreed, as a condition of approval, that there will be no servicing of vehicles and/or construction equipment or repairs of such equipment conducted on site.
14. The applicant agreed, as a condition of approval, that there will be no storage of flammable or hazardous materials on site.
15. The applicant agreed, as a condition of approval, that all tenants will be limited in their operations to 8 hour shifts with 2 office employees and 1 warehouse employee for each unit and that such assumptions will be incorporated in the STPB's professional Engineer's review of the septic dilution model.
16. The applicant agreed, as a condition of approval, to modify the plan to show the existing residential use in the area and to propose sufficient and adequate landscape buffering to buffer the industrial and residential uses.
17. The applicant agreed, as a condition of approval, to modify the plan to detail any proposed emergency access or temporary construction access to be utilized at the site. This final approval grants no emergency and/or construction access to the site.
18. The applicant agreed, as a condition of approval, to modify the plan to detail paved surface for the parking areas in order to minimize any potential dust nuisance. The storage areas will remain unpaved.
19. The applicant agreed, as a condition of approval, to permit a post clearing inspection of the tree line along the south east portion of the tract which abuts residential property and to make supplemental plantings where necessary and pursuant to the Board professional's recommendations.
20. The applicant agreed, as a condition of approval, to provide a plan and irrigation for all proposed landscaping prior to the issuance of any temporary certificate of occupancy.
21. The STPB therefore concludes that final major site plan approval should be and is hereby granted to the PIQ subject to the conditions set forth in this resolution.

GENERAL CONDITIONS OF APPROVAL/SOUTHAMPTON TOWNSHIP
PLANNING BOARD

1. Any variance granted in conjunction with an approved subdivision or an approved site plan shall expire 180 days after the date of the publication of the decision granting the variance in conjunction with the approval of a subdivision unless the subdivision shall have been completed by the filing and recording of a plan or a Deed as required by law. One (1) year from the date of the publication of the decision granting the variance, unless the construction for which the variance has been requested has been commenced. A variance granted in conjunction with the approval of a site plan shall also expire and shall be treated as having been abandoned on the same date that the approval of the site plan shall expire as provided by law. The Planning Board for good cause, may extend the expiration date of a variance for not more than one additional year.

2. A brief notice of this decision shall be published in the official newspaper of the Township, at the applicant's expense. The aforementioned notice shall be sent to the official newspaper for publication within ten (10) days of the date that this decision is memorialized. A proof of publication shall be filed with the Administrative Officer of the Board within thirty (30) days of the date the decision is memorialized.

3. The applicant shall promptly pay any professional fee bills, in excess of the required application escrows, or appeal in accordance with the Municipal Land Use Law.

4. These General Conditions of Approval, if any, shall be binding upon the applicant, the owner and any successors and/or assigns of either.

5. The approval(s) granted is/are conditioned upon the applicant obtaining the following governmental approval(s).

- (X) Burlington County Planning Board
- () Pinelands Commission

6. Prior to the commencement of any construction, the applicant shall obtain the following governmental approvals and/or permits:

- (X) Southampton Township Construction Code Official
- (X) Burlington County Soil Conservation District
- () New Jersey Department of Transportation Highway Access Permit
- (X) Burlington County Engineer Highway Access Permit
- () Burlington County Engineer Utility Connection Permit
- (X) Burlington County Board of Health Approvals
- () New Jersey Department of Environmental Protection
- () New Jersey Department of Environmental Protection-wetlands delineation, wetlands transition area and/or general permit(s) approval

7. The applicant shall be responsible for and shall satisfy, in accordance with the Southampton Township Land Use Ordinance, the following fees and charges:

- (X) Mandatory Development Fees
- () Floor area Ratio Fees in the amount of \$_____.

8. Any improvement(s) to be constructed as a result of the Board's approving this application shall be constructed and operated in full compliance with the Code of Southampton Township, the Revised Statutes of the State of New Jersey and any other applicable county and/or Federal law.

9. Unless specifically waived in whole or in part and noted in the Additional Conditions of this approval, if the above application involves the granting of a final major subdivision approval or a final site plan approval, the applicant, in order to assure the installation and maintenance of all required improvements required by the preliminary approval or as a condition to the issuance of a zoning permit, shall furnish written performance guarantees and written maintenance guarantees in the form(s) which comply with the provisions of N.J.S.A. 40:55D-53, et seq. and the Southampton Township Code. The amount of each performance guarantee shall equal 120% of the amount estimated by the Township Engineer as the cost of installing the required improvements. The maintenance

guarantee shall equal 15% of the cost of the improvements and shall cover a period of two (2) years after the final acceptance of the improvements.

10. If the above application involves the granting of a final subdivision or final site plan approval, the Chairperson and Secretary of the Board shall not sign the Final Subdivision Plat or Final Site Plan nor shall any zoning permit issue until the applicant has posted the required performance guarantee and the applicant has demonstrated that all conditions of the final approval have been satisfied.

11. Applicants seeking minor subdivision or minor site plan approval shall provide additional copies of the plat or plan as may be necessary in order to furnish copies to each of the following:

- (a) Township Engineer;
- (b) Township Planning Consultant;
- (c) Township Construction Official;
- (d) Township Tax Assessor;
- (e) Copies for any other Township, County or State Agencies and officials as directed by the Board.

12. If a minor subdivision approval has been granted, such approval shall lapse unless within 190 days from the date the approval has been granted the applicant either files a plat in conformity with the approval and the "Map Filing Law" (N.J.S.A. 46:23-99, et seq.) or records a deed with the County Clerk which clearly described the approved minor subdivision and files a copy of the deed with the Township's Engineer and the Township's Tax Assessor. Such deed shall also be signed by the Chairman and Secretary of the Board.

13. If a final approval has been granted, the applicant shall submit to the Board Engineer for his review a minimum of ten (10) complete sets of plans which shall incorporate all of the revisions that have been made conditions of this approval.

14. The applicant shall comply with Title 39 of the New Jersey Statutes.

15. The applicant shall construct all drainage basins or alternate drainage facilities upon the P.I.Q., including inflow and outflow structures, prior to the commencement of any construction upon the P.I.Q.