

KASH CONSULTING COMPANY INC.

SRINATH J KOTAWALA, PH.D., P.E.

GARY CHIANG, P.E.

983 Route 33, Unit D, Marrae Township, NJ - 07726

54 Oakland Mills Road, Marlapan, NJ - 07726, Ph: (848) 203 7460, Fax: (732) 462 9666

4/26/2023

Ryan Giles, Secretary
Planning Board / Zoning Board
Brooklawn Borough
301 Christiana St, Brooklawn, NJ 08030

Subject: A Preliminary and Final Site Plan for a Agro Manufacturing Buildings at 310 Crescent Boulevard in Borough of Brooklawn, NJ

Where "applicant" means Adam Shapiro 310 Crescent Boulevard, 310 Crescent Boulevard, Borough of Brooklawn, NJ-08030;

Where “Flood Rules” means Flood

Hazard Area Control Act Rules (Known as N.J.A.C. 7:13);

Where "FHADFE" means Flood Hazard Area Design Flood Elevation under the Flood Rules;

Where "LOI" means a Letter of Interpretations under the wetlands regulations;

Where "NJDEP" means New Jersey Department of Environmental Protections;

Where "Owner" means Chan Ken H, 1555 Temple Drive, Maple Glen, PA-19002; and

Where "Site" means land parcel known as Lots 2 and 12 in Block 126 in Borough of Brooklawn, Camden County, NJ. Figure 1 shows the site mapping over a 2020 NIGIN Aerial Image.

Dear Ryan:

This office is submitting the site plan and supporting documents as the applicant proposes two agro-manufacturing buildings measuring 35,135 sf. Enclosed are the following in support of the site plan approval request:

1. Site Plan Consists of Following Sheets:

Sheet Number	Description
SHEET 1 OF 9	COVER SHEET
SHEET 2 OF 9	EXISTING CONDITION MAP
SHEET 3 OF 9	SITE PLAN
SHEET 4 OF 9	GRADING PLAN
SHEET 5 OF 9	UTILITY PLAN
SHEET 6 OF 9	LANDSCAPING PLAN
SHEET 7 OF 9	LIGHTING PLAN
SHEET 8 OF 9	STANDARD CONSTRUCTION DETAIL I OF II
SHEET 9 OF 9	STANDARD CONSTRUCTION DETAIL II OF II

2. A Structural Drawing for Building #1 (Provided to this office by the applicant);
3. A Wetlands Location Map (Sheet 2 of the site plan shows the wetlands);
4. Green Development Checklist – dated 4/26/2023; and

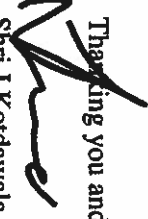
5. Architectural Color rendering showing the proposed buildings from various viewpoints;
6. Operation and Maintenance Manual for Stormwater Management System (Dated 4/26/2023); and
7. Stormwater Management Report consists of Pre and Post Development Drainage Area Map - Sheet 1 of 3, Soil Erosion and Sediment Control Plan - Sheets 2 of 3 and Soil Erosion and Sediment Control Notes (sheet 3 of 3) - all dated 4/26/2023.

The site plan is prepared with following findings:

- a. The site has an FHADFE of 10 based on the FEMA Flood map, as shown in Figure 2. The FHADFE elevation is one foot above the 100 year flood elevation;
- b. The site has wetlands along the tributary of Timber Brook (near the southerly property line). For the site, this office has assumed a 150' wide transition area along the delineated wetlands;
- c. Riparian Zone along the brook is 150' wide. The brook is not category one waters under flood rules.
- d. All the regulated areas are away from any land disturbance proposed at the site.

The applicant is also submitting a Traffic statement explaining the pre and post-development anticipated traffic counts. Please advise if you need any additional details for the subject project.

Thanking you and sincerely,


Shri J Kordawala, P.E.
Encl.

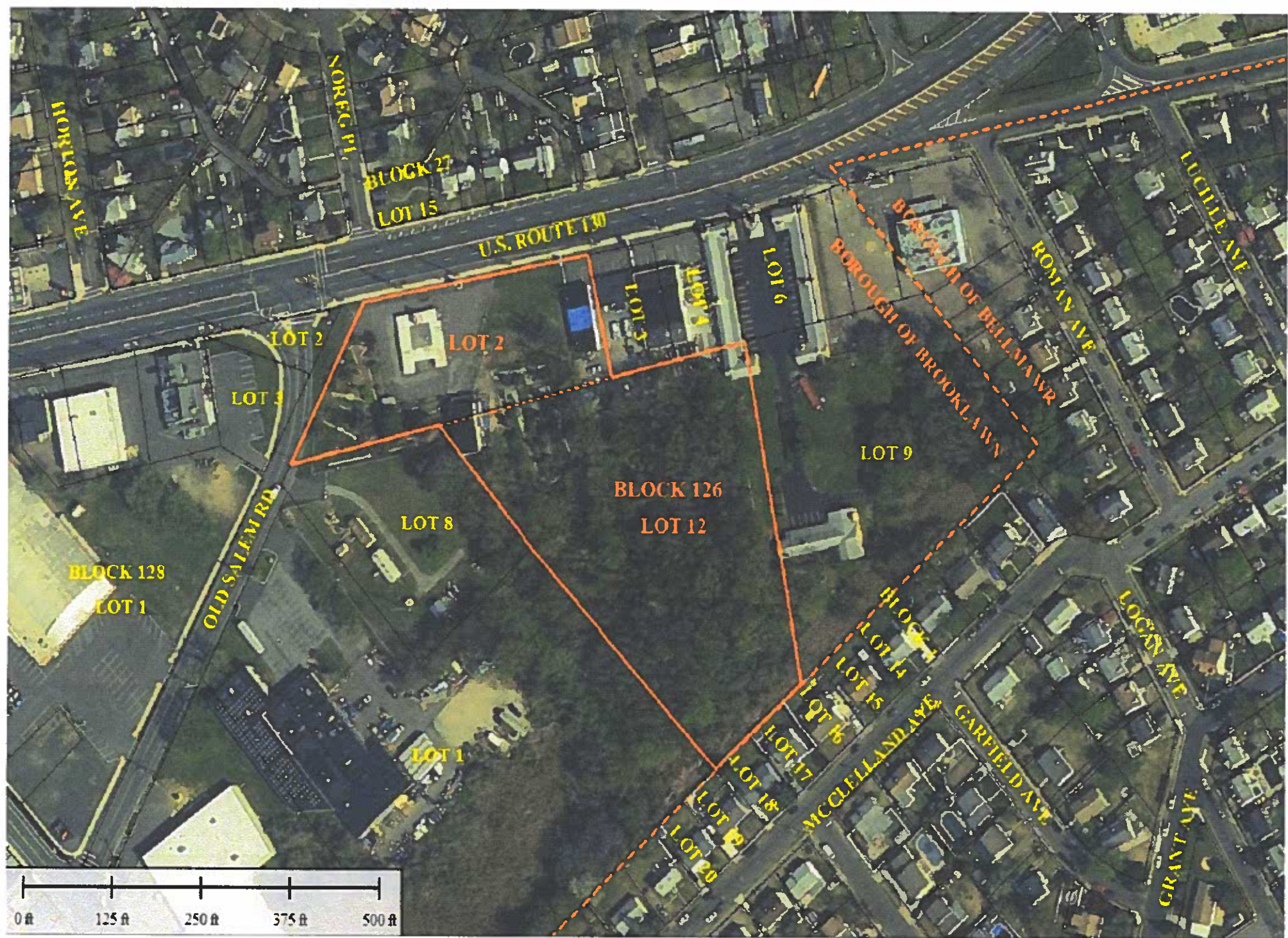
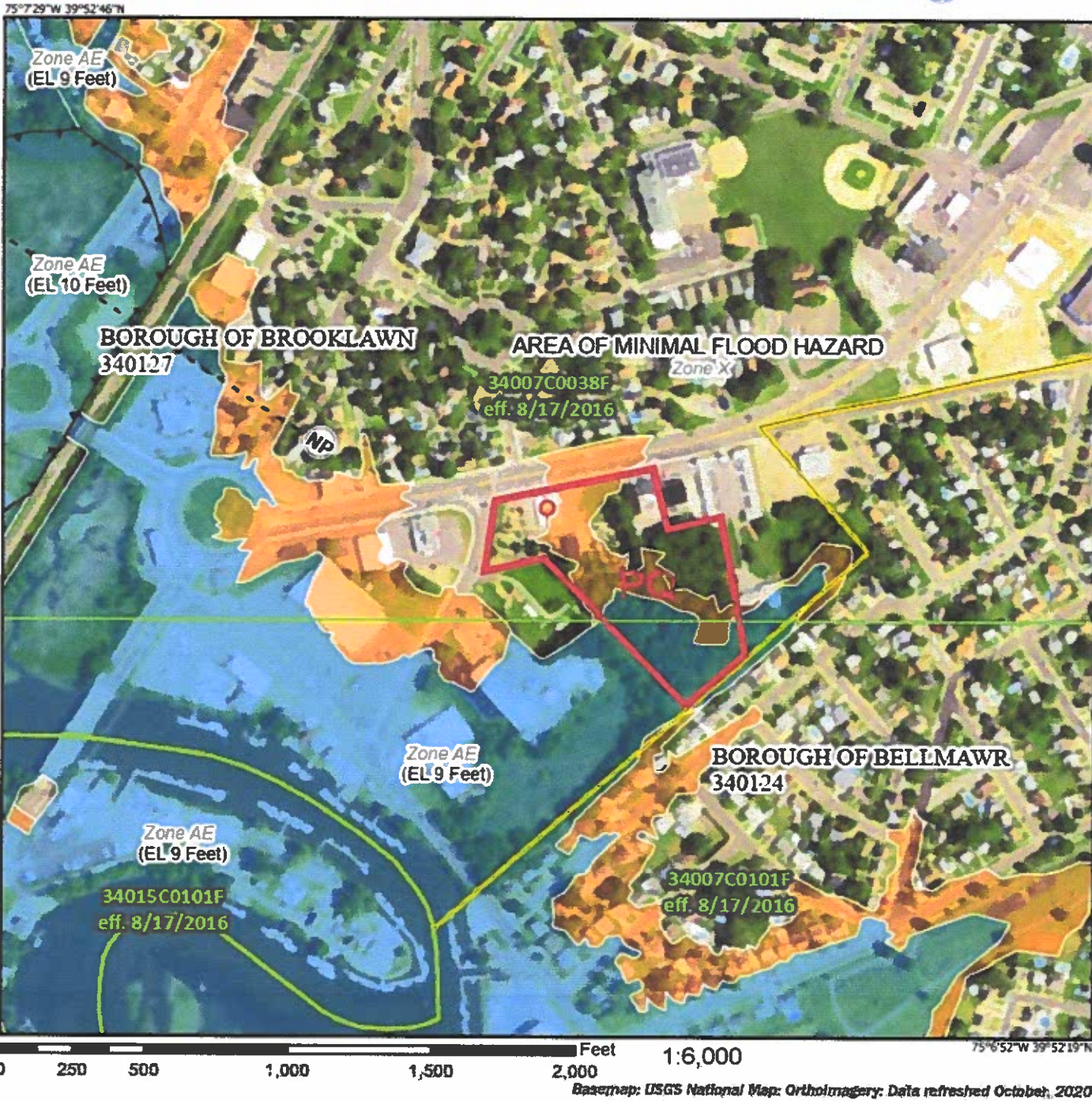


Figure 1: Site Mapped Over a 2020 Aerial Image (Source: NJGIN Website)



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

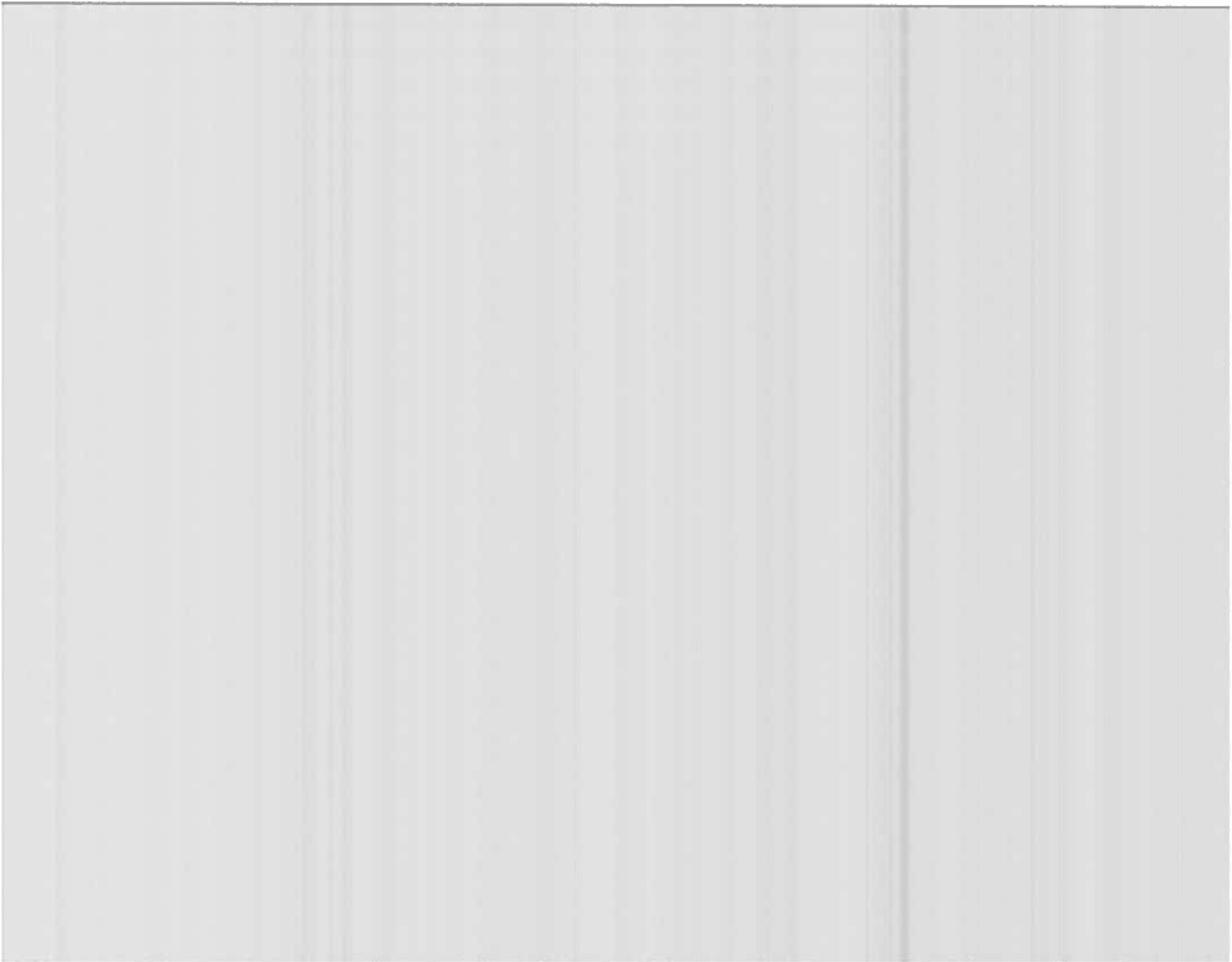
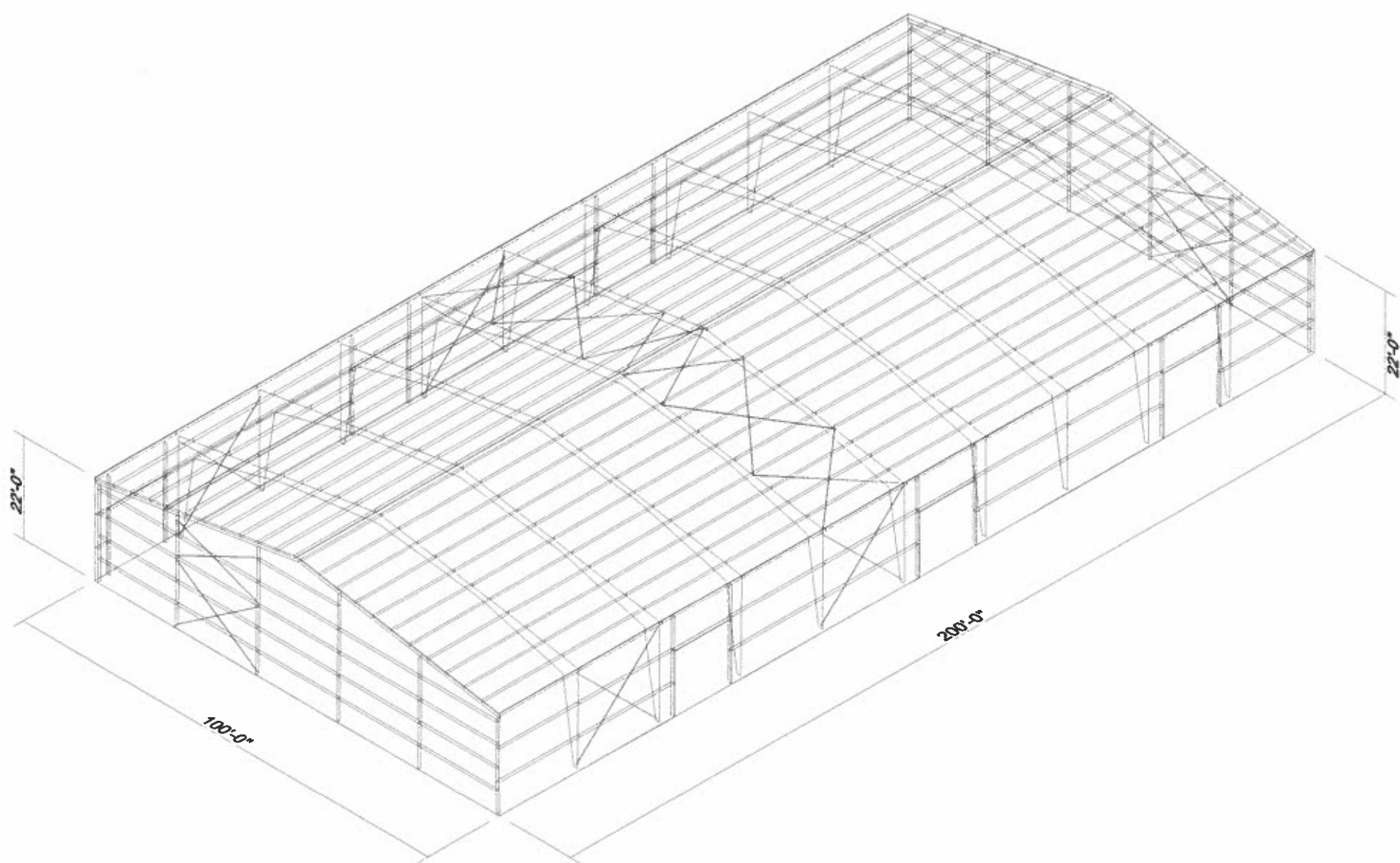
SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AD, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levees. See Notes. Zone X
	Area with Flood Risk due to Levees Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
GENERAL STRUCTURES	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
OTHER FEATURES	Coastal Transect Baseline
	Profile Baseline
MAP PANELS	Hydrographic Feature
	Digital Data Available
	No Digital Data Available
	Unmapped
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.	

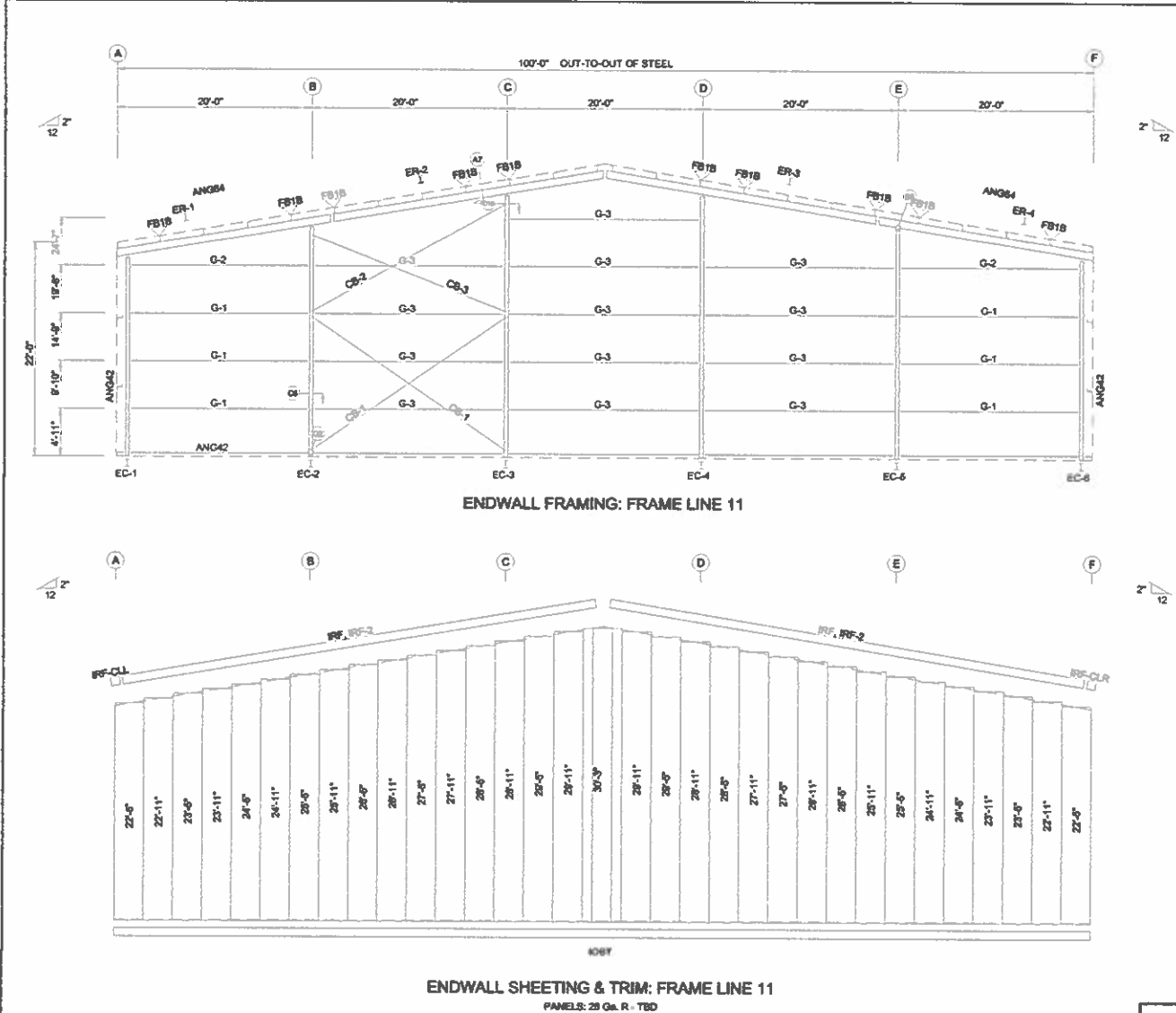
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/21/2022 at 8:48 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Figure 2: Site Mapped Over a FEMA FIRM MAP (100 Year Flood Hazard Area)





BOLT TABLE FRAME LINE 11				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	8	A325	1/2"	1 1/2"
ER-2/ER-3	8	A325	1/2"	1 1/2"
ER-3/ER-4	8	A325	1/2"	1 1/2"
Columns/Raf	2	A325	3/4"	1 3/4"

FLANGE BRACE TABLE FRAME LINE 11		
ID	MARK	LENGTH
1	FB1B	1'-2 3/8"

GENERAL NOTES:

1. Use TEKSWW screws in place of SD150 panel screws at all 10 gage members.
2. See detail C7A for field coping of coldform endwall column flange braces.
3. All connections to door or window jambs where the clip is not designated in the clip table / drawing are made with JC# clips (#= Girt Depth).

TRIM COLOURS	
EAVE TRIM = TBD	CORNER TRIM = TBD
BASE TRIM = TBD	GUTTER =
DOOR TRIM = TBD	DOWNSPOUTS =
RAKE TRIM = TBD	
* LINER TRIM = Liner panel color	
* SOFFIT TRIM = Soffit panel color	
* ONLY APPLICABLE IF LINER TRIM OR SOFFIT PANEL IS INDICATED ON BUILDING ORDER.	

Adam Shapiro

100'-0" x 200'-0" x 22'-0"

DATE: 4/14/23

REVISION: 0

ENG: DWN:

APPD:

REV. DATE

DESCRIPTION

FOR APPROVAL:

THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION WITHOUT THE PROJECT DOCUMENTS ONLY DRAWINGS ISSUED BY THE PROJECT ARCHITECT CAN BE CONSIDERED AS COMPLETE.

FOR REVIEW:

THESE DRAWINGS, BEING FOR REVIEW, ARE BY DEFINITION NOT FINAL, ONLY CHANGES BEING FOR CONSTRUCTION OF THE PROJECT CAN BE CONSIDERED AS COMPLETE.

FOR CONSTRUCTION:

THESE DRAWINGS, BEING FOR CONSTRUCTION, ARE BY DEFINITION FINAL AND NOT TO BE CHANGED OR REVISITED.

Adam Shapiro

DRAWING STATUS

CITY: Brooklawn

ST: NJ

REV. DATE

Adam Shapiro

100'-0" x 200'-0" x 22'-0"

DATE: 4/14/23

REVISION: 0

ENG: DWN:

APPD:

A REPORT ON GREEN DEVELOPMENT INITIATIVE FOR THE
AGRO/MANUFACTURING BUILDINGS AT 310 CRESCENT BOULEVARD IN
BOROUGH OF BROOKLAWN, NJ*

*Subchapter 9.1 – Green Development Checklist



Figure 1 – Site Mapped Over a 2020 NJGIN AERIAL IMAGE

Prepared on April 26th 2023 By
Shri J Koldawala
Shri J Koldawala, Ph.D., P.E.
Kashi Consulting Company Inc.
983 Route 33, Unit D
Monroe Township, NJ – 08831

Preface:

The subject site measures 5.43 acres and is located at 310 Crescent Boulevard in the Borough of Brooklawn. As shown on the cover sheet of this report, the area is adjoined by Crescent Boulevard on the north and Old Salem Road on the west. The south property is bordered by residential dwellings in the Borough of Bellmawr, and the easterly boundary adjoins a Motel and a Granite fabrication shop. Figure 1 shows the site mapped over a 2020 NJGIN Aerial Image, while Figure 2 shows Site Mapped over a Portion of the Camden & Runnemede USGS Quadrangle.

A tributary of Big Timber Creek, which is in the Lower Delaware Watershed, runs thru the southerly property line. A Flood Hazard Area runs associated with Timber Creek is mapped over the site's southern section. Figure 3 shows Site Mapped over a FEMA Firm Map (Obtained from FEMA Website). The following sections of this report detail the various initiatives considered in developing the site.

1. SITE SELECTION:

The site is selected based on available access to an arterial road. Businesses on the west and the east surround it. The developable portion of the site is an abandoned restaurant business that is non-operative. A natural wooded buffer between residences on the south along Timber Brook exists.

1b. Alternative Transportation:

Crescent Boulevard is not a complete street but meets many of the entire street criteria. The sidewalks and vicinity of public transit bus stop aid the movement of pedestrian, bicyclist, and motorist of all ages.

1c. Parking Capacity and Design:

Thirty-six parking spaces are provided based on the anticipated number of employees. The applicant will add an EV charging station to accommodate two parking spaces close to the entrance door.

1d. Land Use and Housing Diversity:

The development will provide employment opportunities to the borough residents. As the facility does not host many employees the development will not create any negative impact to the current housing diversity in the Borough.

1e. Civic and Public Spaces:

Site is located 0.6 away from the Charles J Sauter Memorial Park and 0.6 miles away from the Borough Hall. The business operation and employees has easy access to both of these facilities.

1f. Recreation, Parks and Green space:

The project is very close to the Memorial Park and recreational facility.

1g. Open Space/Natural Features:

The project utilized the disturbed areas of the site for primary development and significant portions of the land, which is located below the Flood Hazard Areas, Wetlands, Transition Areas, and Riparian Zones. The project maximized the preservation of natural features by consolidating all the development to the northern half of the property. The regulated areas mentioned above are connected with the tributaries of Big Brook.

A minimal impact on the resource, as mentioned earlier, is expected. A total of 3.37 acres (62% of total land) of land will not be developed under the proposed development.

1h. Regional Stormwater Management:

The development will help the beneficiary of the regional plan by reducing the peak runoff flows from the site during various storm events. It also reduced the Total Suspended Solids flowing untreated to Timber Brook. An underground storage system will store and release the Stormwater runoff at a lower discharge rate. The water feature on the site is not a Category 1 Stream.

2. SITE DEVELOPMENT

2a. Site Disturbance:

A large portion of site disturbance is a redevelopment of existing disturbed areas. The limits of disturbance shown on the plan will be enforced by Camden County Soil District by the placement of a silt fence and tree save fence during the construction.

2b. Construction Activity Pollution Prevention:

The applicant agrees to the construction activity during day time between the hours of 8:00 AM to 5:00 PM, Monday to Friday. The noise and vibration related activity will be performed away from the residential zones. The site does not have any rock formations or boulders. The applicant will use water spray if any dusting is the outcome during soil disturbances.

2c. Water-Efficient Design:

A minimal area requires irrigation (0.13 Acres). Most of the unpaved area is covered under landscaping trees on the site. The applicant has made an effort where for their water-demanding indoor cultivating options. A set of two 10,000 gallons underground water tanks are proposed. The collected roof runoff will be collected and utilized for crop growing.

2d. Resource-Efficient Design:

Ten Red Maple trees are planted along the northern property line. These trees require very little irrigation as they are native to New Jersey. Another tree species that are dominant in landscaping is Green Giant Arborvitae, which requires minimum maintenance and need for fertilizer, and pesticide. These trees will provide food/shelter for birds, animals, and insects. A 3.37-acre of the forested area will remain in place.

2e. Soil Compaction:

Based on Camden County Soil District guidelines, completion of the green area (areas other than driveways, pavements, sidewalks, and buildings) are limited to soft compaction. Such practice ensures the soil's suitability for supporting grass and further natural vegetative growth.

2f. Integrated Pest Management:

There is a minimal area where flower beds are proposed. These are the only islands where standard pesticides and herbicides will be utilized.

2g. Tree Retention and Planting:

The shade and ever-green trees proposed along the site frontage will provide the needed screening and canopy for the proposed development. 3.37 Acres of the site where the forest is evolving will remain undisturbed. The limits if disturbances are fenced such that the daily operations of the business prevent the encroachment into the forested area.

2h. Low-Impact Design:

As the site has historic fill an attempt is made to reduce any kind of water infiltration into the ground. Applicant is placing a 10,000 gallon tank to collect roof runoff and utilized for their plant growing operations.

2i. Regenerative Design:

The soil erosion control measures proposed by the site plan stop adverse effects on soils during construction. No development is proposed within 150' of the wetlands and riparian zone. Also, 3.37 Acres of natural resources on the site will be protected.

2j. Non plant Landscape Elements:

Not many structures on the site are made from renewable materials. The gravel storage and circulation area, which measures 0.28 acres, are covered with the recycled concrete product (RCP). The applicant is also reusing the sub-base for the parking lot by using onsite paving (existing) material.

2k. Heat Island Effect:

The landscaping and surrounding natural forest assist in reducing the heat island effect. The gravel area parking is covered with RCP (a lightly colored unpaved surface). The roof color is also light-colored.

2l. Site Lighting:

Energy Efficient Illumination is proposed with LED fixtures and with timers.

3. GREEN BUILDING CERTIFICATIONS:

3a. Green Building Certification:

The applicant will testify to their intent to obtain a LEED certification. The site is storing 10,000 gallons of runoff for reuse at the site.

3b. Building Orientation:

The building is located in areas where tall trees are not blocking the day lighting view sheds. This orientation and its location will allow day lighting and solar power production facilities. The height of the building is less than 30 feet which does not place a shadow on neighboring properties. The 8' high fence and landscaping prevent shadows from blocking the light to neighboring sites.

3c. Water Efficiency:

The building design will provide a 20% reduction beyond minimum water efficiency standards set by EPA. A water budget analysis will be provided which is being designed by the applicants consultants.

3d. Water Conservation Features:

Applicant is planning to utilized low-flow fixtures, waterless urinals, and sensor-controlled faucets.

3e. Innovative Wastewater Technologies:

The applicant is harvesting rainwater by capturing them in a 10,000-gallon tank for re-utilization for plant growth. The Borough sewer authority will treat the wastewater.

3f. Energy Efficiency:

The site uses highly efficient heating and cooling and efficient lighting and occupant controls to achieve efficient energy operations. An applicant is testifying about the project exceeding the requirement of ASHRAE 90.1 - 2007. The applicant intends to benchmark building efficiency savings with Energy Star's Portfolio Manager Program.

3g. Energy Star:

Applicant is developing the building design that incorporates Energy-Star-labeled building products. Applicant will testify about the energy star labeled product use and its extent.

3h. Energy-Efficient Roof Design:

Applicant agrees to provide energy efficient roof design.

3i. Renewable Energy:

A portion of the roofing will be installed with Solar panels. Currently, the site is in the preliminary design phase. The applicant is anticipated 20% of Roof Space will be utilized for the purpose. The business at the site is not creating any unusual energy usage derived from fossil fuels.

3l. Energy-Efficient Impacts:

Applicant will testify about the required energy efficiency standards, such as ASHRAE 90.1-2007. The testimony will also include anticipated energy savings and carbon emission reductions from the facility.

3k. Refrigerant Management:

The applicant will testify on managing HVAC units and building refrigeration, particularly in the Agro-industry.

3l. Minimum Indoor Air Quality:

Applicant will testify on the Air Quality Enhancement and Control.

3m. Waste Management/Recycling:

Proposed trash collection area has bins for the recyclables which will eventually be picked up by the certified waste haulers.

3n. Building Reuse:

Existing buildings on the site are not reusable.

3o. Materials Reuse:

Paved surfaces on the site will be fully recycled for the preparations of the parking area surfaces.

3p. Recycled Content:

Applicant will testify on the use of recycled content used during construction of building. Sub base and gravel parking lot will utilize RCP (a recycled concrete product).

3q. Local/Regional Materials:

All the site work material is processed, and manufactured locally/regionally expect the cast iron grates used for the catch basin castings. The building material and fabrication details will be provided by the applicant during a public hearing.

3r. Rapidly Renewable Materials:

Applicant will further testify on the details of rapidly renewable material.

3s. Use of Certified Wood:

Applicant will further testify the details of Certified Wood use in the construction of buildings.

3t. Use of Nontoxic Materials:

Applicant will further testify in use of nontoxic material in the building. The site work is not utilizing any toxic material.

4. INNOVATION & DESIGN PROCESS:

Currently, the applicant is in the developmental process of the project, where land use approvals are being sought. The applicant is working with a licensed architect and a LEED-accredited professional who is assisting in designs that is more sustainable and environmentally friendly. The applicant will testify during a public hearing about the measures being applied to the sustainable building architectural plan for the site.

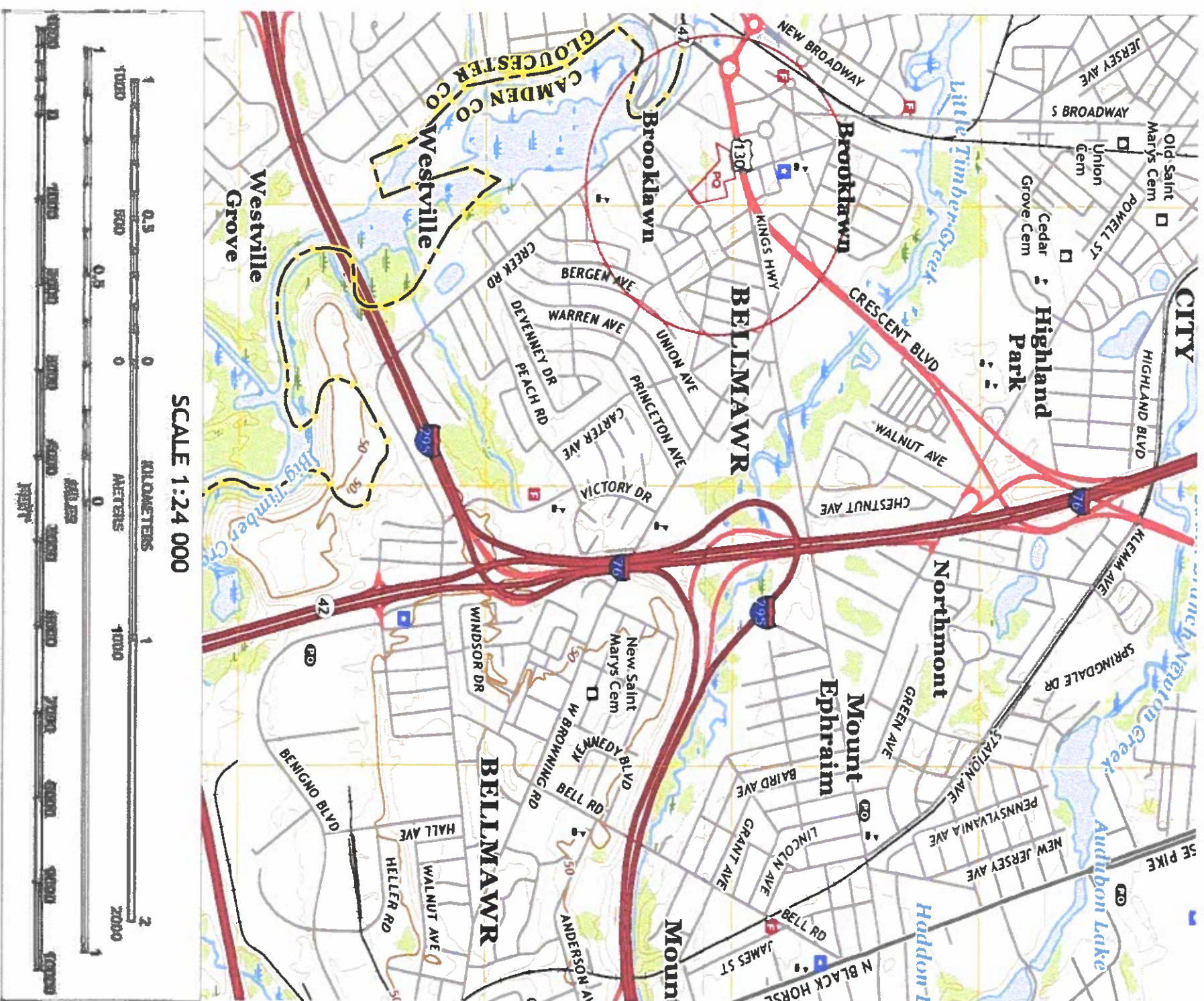
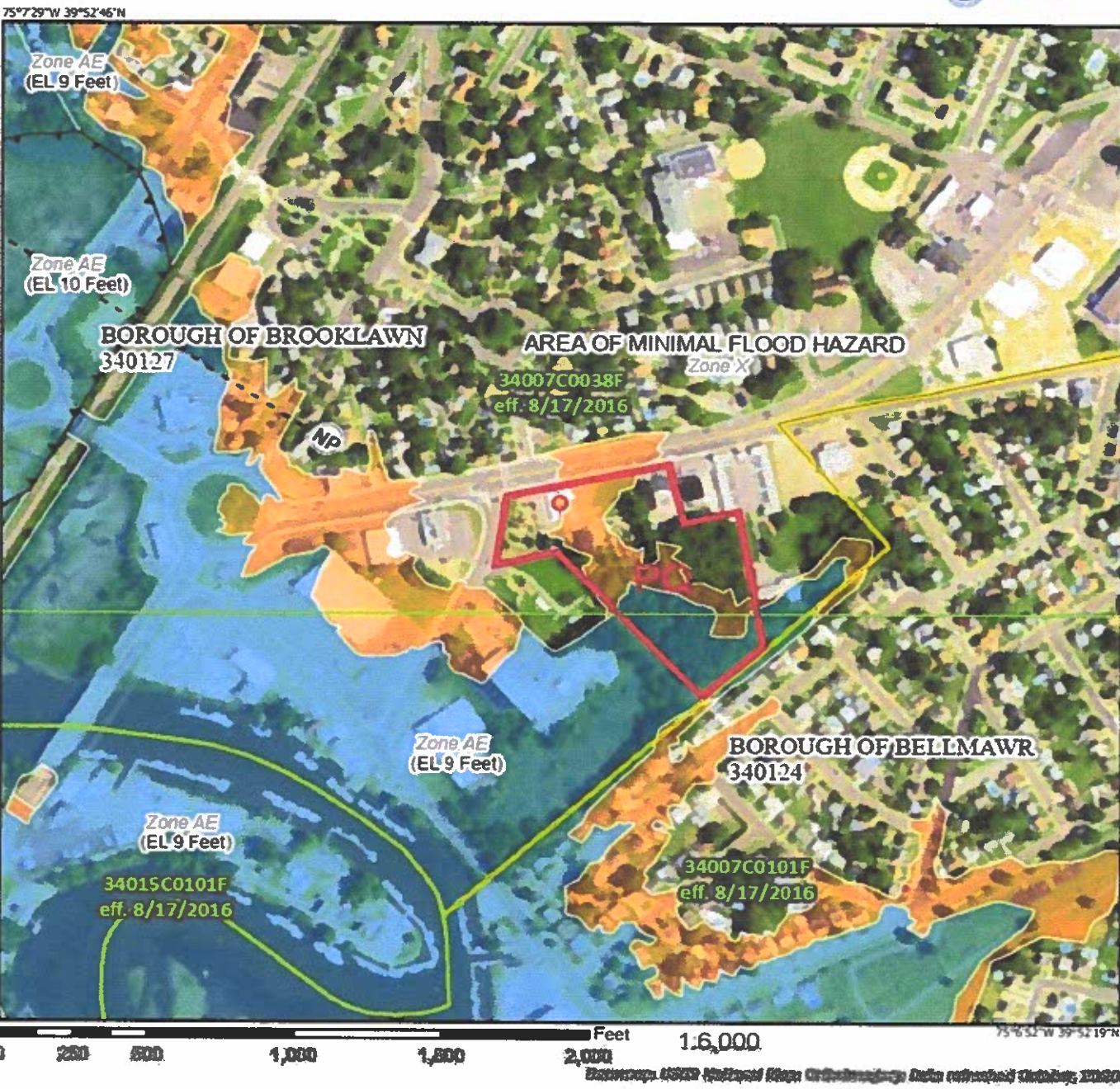


Figure 2 Site Mapped Over a Portion of the Camden & Runnemede USGS Quadrangle-A USGS Publication

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, Y, APD
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone A
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

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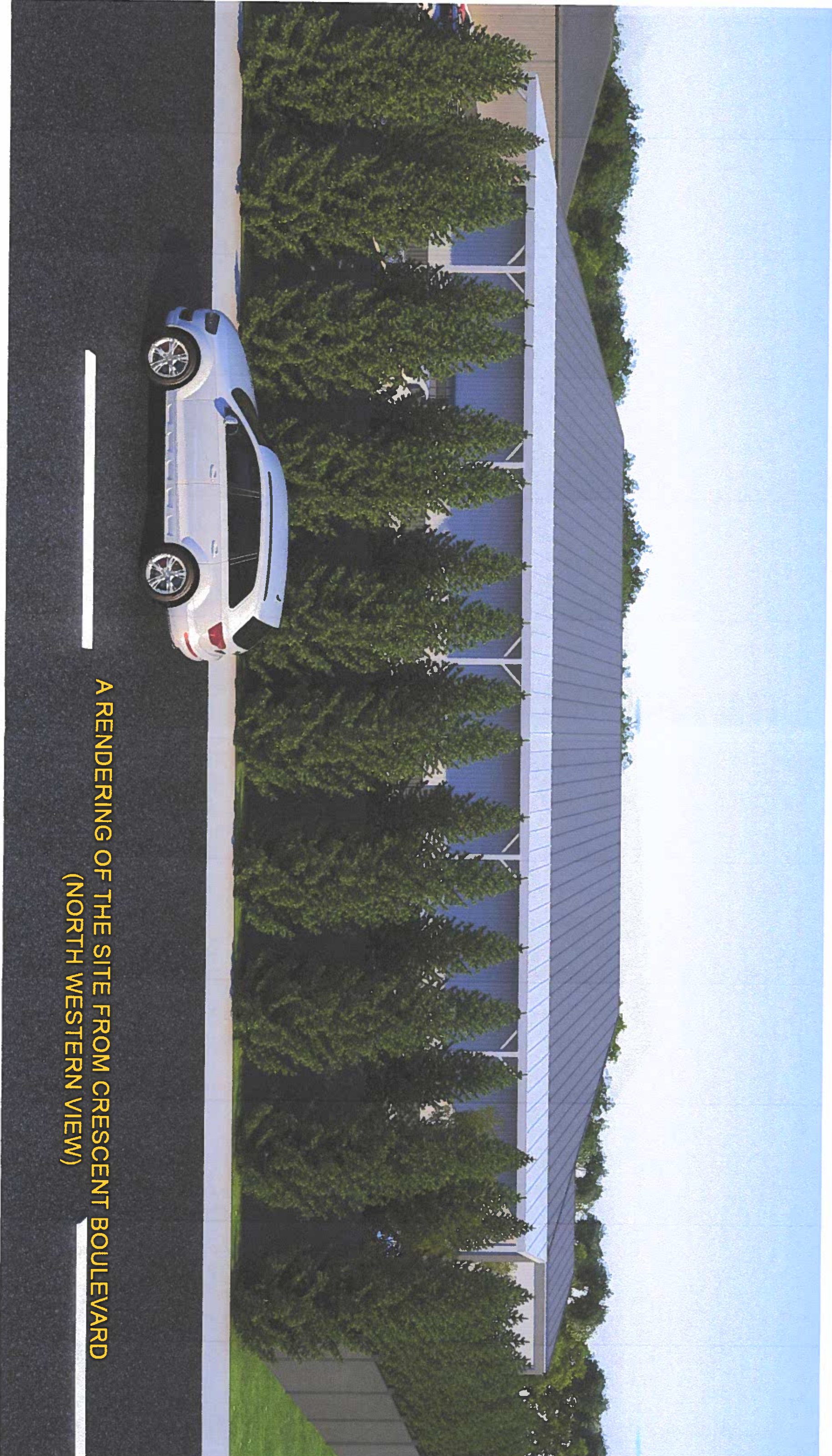
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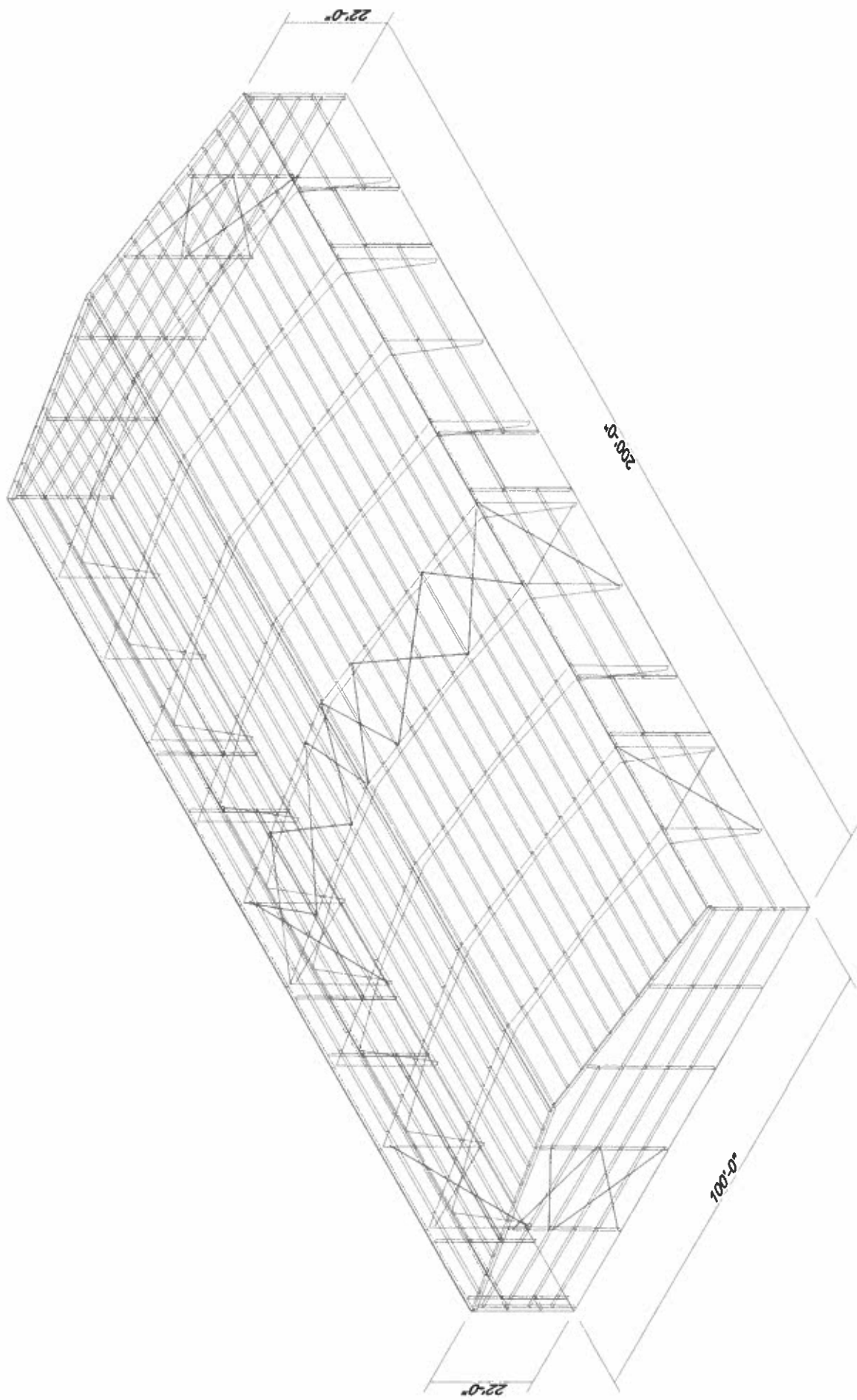
Figure 3 Site Mapped Over a FEMA Firm Map (Obtained from FEMA Website).



A BIRDSEYE VIEW OF THE AGRO/MANUFACTURING SITE AT 310 CRESCENT BLVD.



A RENDERING OF THE SITE FROM CRESCENT BOULEVARD
(NORTH WESTERN VIEW)

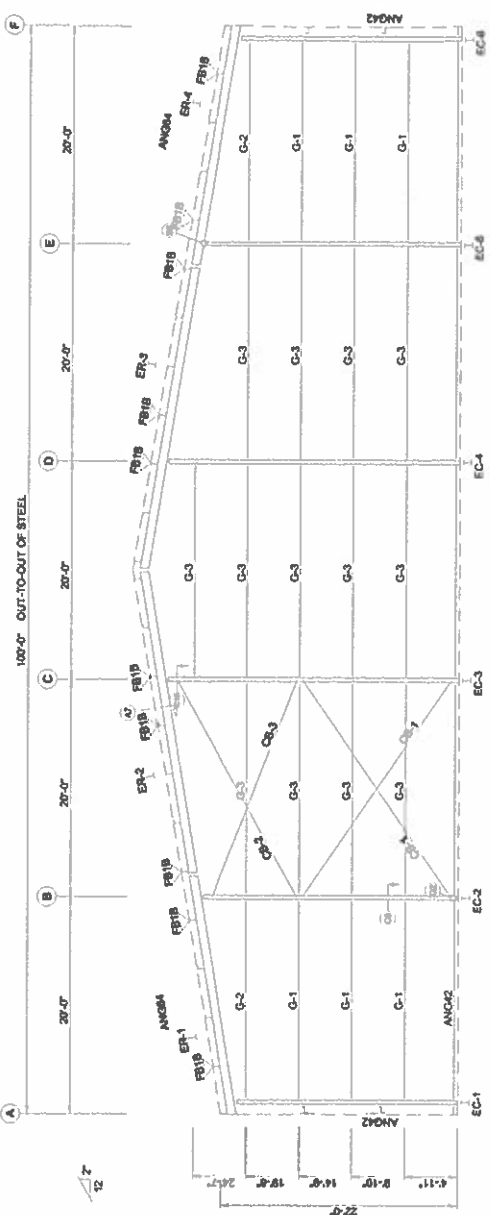


BOLT TABLE

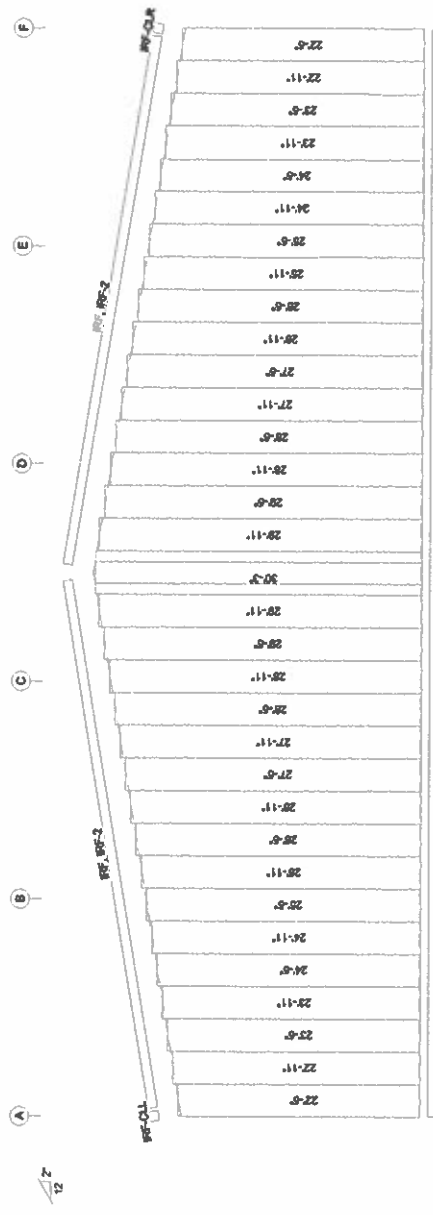
LOCATION	QUAN	TYPE	DIA	LENGTH
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ER-3/ER-4	8	A325	1/2"	1 1/2"
Column/Raft	2	A325	3/4"	1 3/4"

FLANGE BRACE TABLE

FRAME LINE 11	ID	MARK	LENGTH
1	FB1B		1'-2 3/8"



ENDWALL FRAMING: FRAME LINE 11



ENDWALL SHEETING & TRIM: FRAME LINE 11

GENERAL NOTES:

1. Use TEK3MM screws in place of SD150 panel screws at all 10 gage members.
2. See detail CTA for field coping of column endwall column flange braces.
3. All connections to door or window jambs where this clip is not designated in the clip table / drawing are made with JCF clips (R= Girt Depth).

TRIM COLORS

EAVE TRIM	= TBD	CORNER TRIM	= TBD
BASE TRIM	= TBD	GUTTER	=
DOOR TRIM	= TBD	DOWNSPOUTS	=
RAME TRIM	= TBD		
LINER TRIM	= Lower panel color		
SOFFIT TRIM	= Soffit panel color		

Only applicable if LINER TRIM OR SOFFIT PANEL IS INDICATED ON BUILDING ORDER.

Adam Shapiro

DATE: 4/14/23
 ENG: **F.O. AdamShapiro**
 100'-0" x 200'-0" x 22'-0"
 REVISION: 0
 APPD: **Adam Shapiro**

Adam Shapiro

DRAWING STATUS

FOR APPROVAL: THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, AND ARE FOR CONCEPTUAL INFORMATION ONLY. THE PROJECT DOCUMENTS, ONLY DRAWINGS BEING FOR CONSTRUCTION, CAN BE CONSIDERED AS COMPLETE.

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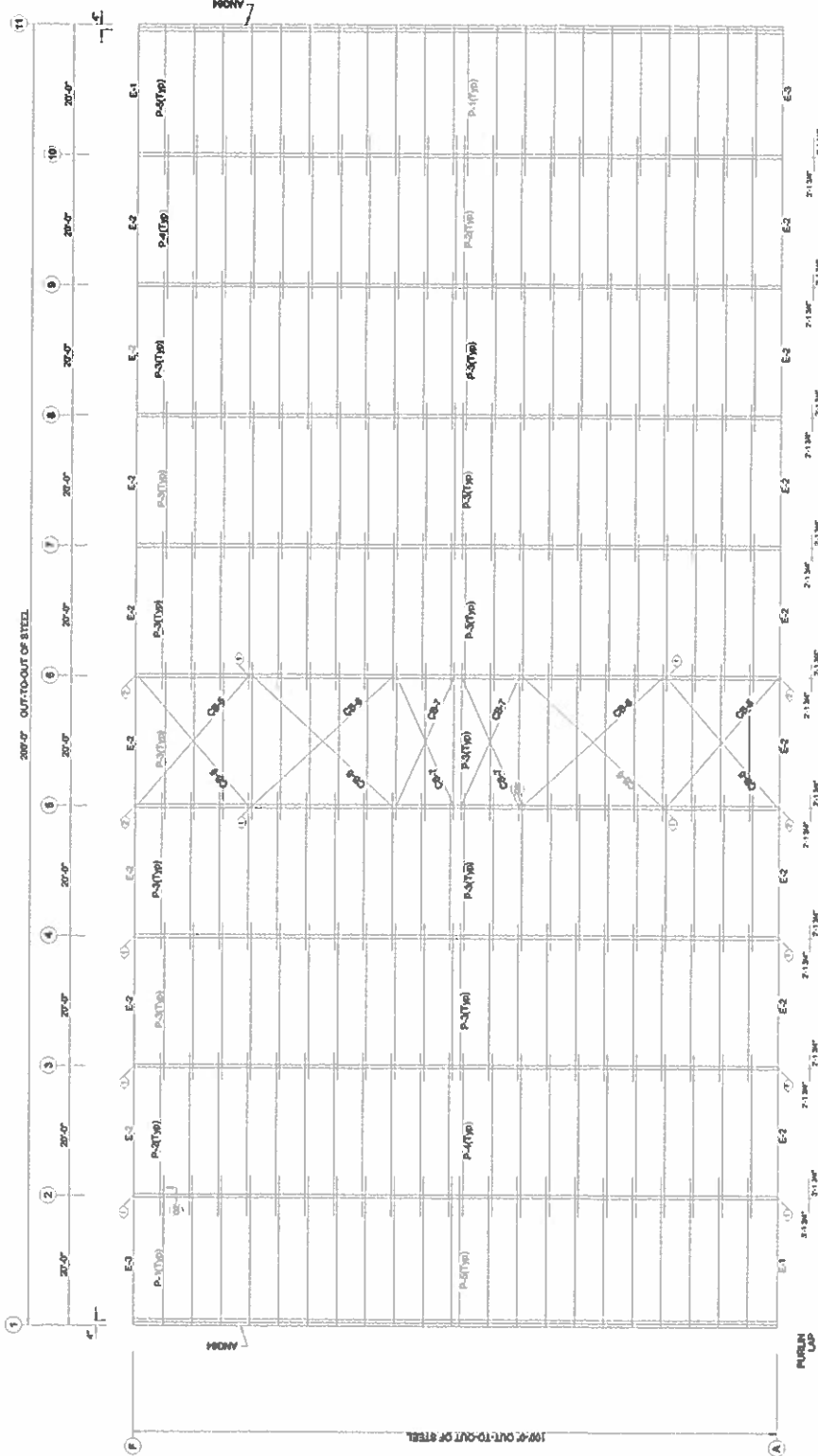
FOR FINAL DRAWINGS: THESE DRAWINGS, BEING FOR FINAL DRAWINGS, ARE BY DEFINITION NOT FINAL, ONLY DRAWINGS BEING FOR FINAL DRAWINGS CAN BE CONSIDERED AS COMPLETE.

REV: **Adam Shapiro**

DESCRIPTION: **Adam Shapiro**

DATE: **Adam Shapiro**

SPECIAL BOLTS				
ROOF PLAN				
ID	QTY	TYPE	DA	LENGTH WASH
1	4	A325	1/2"	1 1/4"
2	4	A325	1/2"	1 1/2"

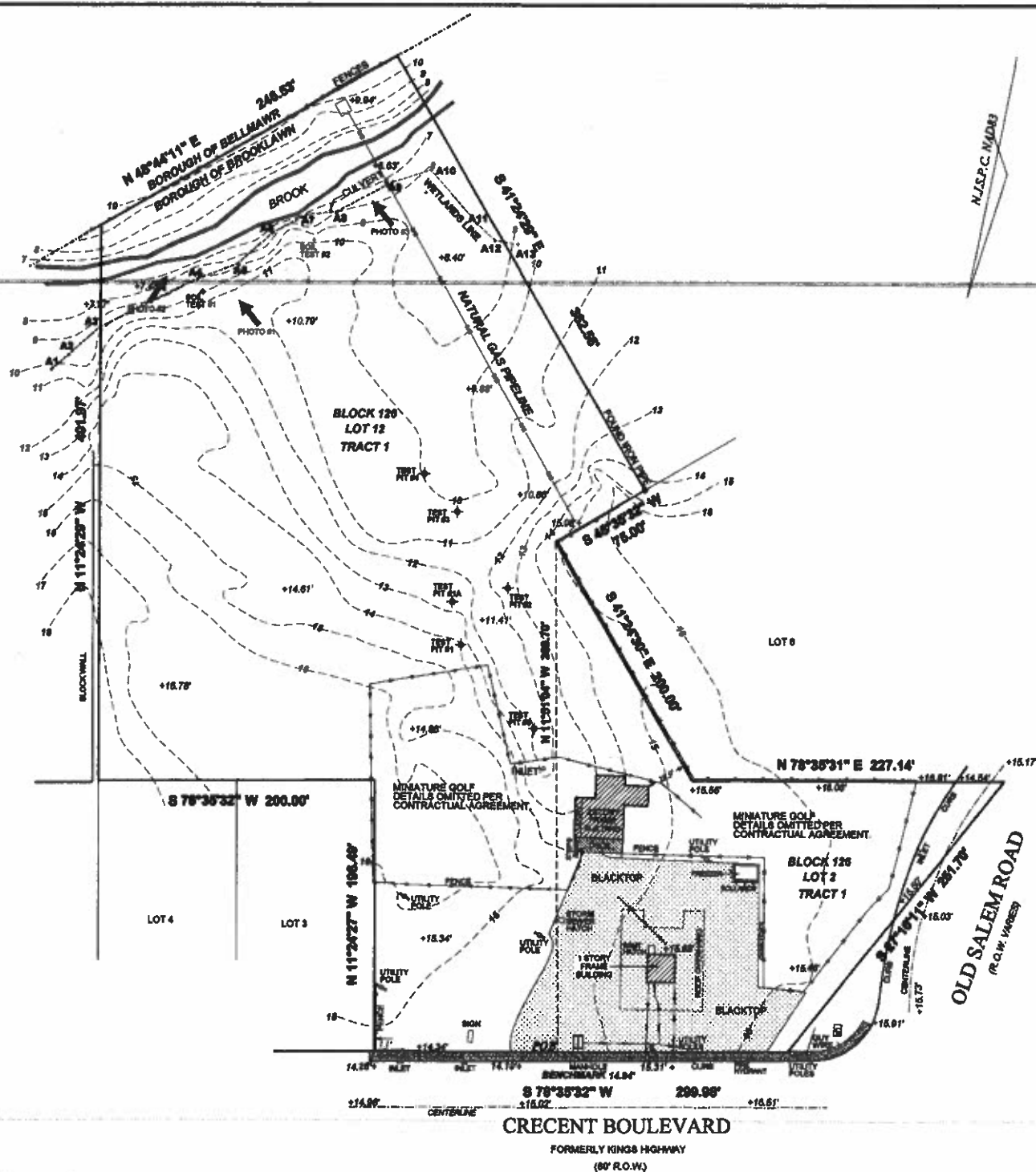


ROOF FRAMING PLAN

GENERAL NOTES:

1. Screw Down Roof: Use TEK6WW screws in place of SD150 panel screws at all 10 gage purlins, eave struts, or roof joists.
2. Standing Seam Roof: Use FS186 in place of FS181 clip to purlin screws at all 10 gage purlins, eave struts, or at roof joists.

Adam Shapiro DRAWING STATUS CTRY: Brooklawn REV: N/A DATE: N/A		Adam Shapiro REVISION HISTORY ST: N/A DATE: N/A		FOR APPROVAL: THESE DRAWINGS ARE FOR PERMIT, ARE BY DESCRIPTION NOT FINAL, AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THE PROJECT DOCUMENTS ONLY DRAWINGS ISSUED FROM CONSTRUCTION CAN BE CONSIDERED AS COMPLETE. FOR PERMIT: THESE DRAWINGS ARE FOR PERMIT, ARE BY DESCRIPTION NOT FINAL, ONLY DRAWINGS ISSUED FROM CONSTRUCTION CAN BE CONSIDERED AS COMPLETE. FOR CONSTRUCTION: THESE DRAWINGS ARE FOR PERMIT, ARE BY DESCRIPTION NOT FINAL, ONLY DRAWINGS ISSUED FROM CONSTRUCTION CAN BE CONSIDERED AS COMPLETE.	
Adam Shapiro 100'-0" x 200'-0" x 22'-0" DATE: 4/14/23 DWN: APPD:		F.O. Adam Shapiro			



GENERAL NOTES:

THE PREMISES SHOWN HEREON WERE SURVEYED WITHOUT THE BENEFIT OF A TITLE REPORT AND ARE SUBJECT TO ANY AND ALL SUCH FACTS THAT A COMPLETE TITLE SEARCH MAY REVEAL. THE PROPERTY MAY BE SUBJECT TO THE FOLLOWING:

NO DETERMINATIONS HAVE BEEN MADE REGARDING HAZARDOUS MATERIALS

****MINIATURE GOLF COURSE FEATURES HAVE BEEN OMITTED PER CONTRACTUAL AGREEMENT.**

WETLANDS FLAGS SET BY SHRINATH J KOTDAWALA, KASHI CONSULTING COMPANY, INC.
TEST PIT DESIGNATIONS WERE DETERMINED IN THE FIELD USING SOIL INVESTIGATION REPORT, NO
SKETCH WAS PROVIDED.

PROPERTY CORNER MARKERS HAVE NOT BEEN SET AS PART OF THESE SURVEY SERVICES. A WRITTEN WAIVER AND DECLARATION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, C. 14 (C.45-8-36.3) AND N.J.A.C. 13-40-6.1(D).

WETLANDS

A1-A2	3 38°31'02" W	18.25
A2-A3	3 38°50'24" W	31.48
A3-A4	3 52°08'58" W	78.36
A4-A5	3 58°41'36" W	30.58
A5-A6	3 37°1'08" W	33.71
A6-A7	3 50°64'34" W	27.85
A7-A8	3 71°41'10" W	22.58
A8-A9	3 50°21'34" W	43.25
A9-A10	3 60°57'08" W	28.72
A10-A11	3 62°41'55" W	81.10
A11-A12	3 67°58'40" W	18.05
A12-A13	3 86°39'52" W	16.63

ALL ELEVATIONS NAVD83.
SITE BENCH MARK MAN-HOLE RIM 14.84'.
BASED ON NGS ELEVATION DATA PID J0877 23.10'.

REVISED MARCH 28, 2023 - ADDED WETLANDS FLAGS
REVISED APRIL 21, 2023 - ADDED TEST PIT LOCATIONS

ANTHONY J. SERENO
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SURVEY FOR
ADAM SHARRO
LOTS 2 & 12, BLOCK 128
310 CRESCENT BOULEVARD
BOROUGH OF BROOKAWN, CAMDEN COUNTY, N.J.
SCALE 1"=50' FILE NO. 1112122
DATE: NOVEMBER 25, 2022

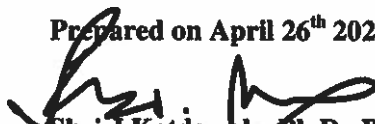
**A REPORT ON GREEN DEVELOPMENT INITIATIVE FOR THE
AGRO/MANUFACTURING BUILDINGS AT 310 CRESCENT BOULEVARD IN
BOROUGH OF BROOKLAWN, NJ***

***Subchapter 9.1 – Green Development Checklist**



Figure 1 – Site Mapped Over a 2020 NJGIN AERIAL IMAGE

Prepared on April 26th 2023 By


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Kashi Consulting Company Inc.
983 Route 33, Unit D
Monroe Township, NJ – 08831

Preface:

The subject site measures 5.43 acres and is located at 310 Crescent Boulevard in the Borough of Brooklawn. As shown on the cover sheet of this report, the area is adjoined by Crescent Boulevard on the north and Old Salem Road on the west. The south property is bordered by residential dwellings in the Borough of Bellmawr, and the easterly boundary adjoins a Motel and a Granite fabrication shop. Figure 1 shows the site mapped over a 2020 NJGIN Aerial Image, while Figure 2 shows Site Mapped over a Portion of the Camden & Runnemede USGS Quadrangle.

A tributary of Big Timber Creek, which is in the Lower Delaware Watershed, runs thru the southerly property line. A Flood Hazard Area runs associated with Timber Creek is mapped over the site's southern section. Figure 3 shows Site Mapped over a FEMA Firm Map (Obtained from FEMA Website). The following sections of this report detail the various initiatives considered in developing the site.

1. SITE SELECTION:

The site is selected based on available access to an arterial road. Businesses on the west and the east surround it. The developable portion of the site is an abandoned restaurant business that is non-operative. A natural wooded buffer between residences on the south along Timber Brook exists.

1b. Alternative Transportation:

Crescent Boulevard is not a complete street but meets many of the entire street criteria. The sidewalks and vicinity of public transit bus stop aid the movement of pedestrian, bicyclist, and motorist of all ages.

1c. Parking Capacity and Design:

Thirty-six parking spaces are provided based on the anticipated number of employees. The applicant will add an EV charging station to accommodate two parking spaces close to the entrance door.

1d. Land Use and Housing Diversity:

The development will provide employment opportunities to the borough residents. As the facility does not host many employees the development will not create any negative impact to the current housing diversity in the Borough.

1e. Civic and Public Spaces:

Site is located 0.6 away from the Charles J Sauter Memorial Park and 0.6 miles away from the Borough Hall. The business operation and employees has easy access to both of these facilities.

1f. Recreation, Parks and Green space:

The project is very close to the Memorial Park and recreational facility.

1g. Open Space/Natural Features:

The project utilized the disturbed areas of the site for primary development and significant portions of the land, which is located below the Flood Hazard Areas, Wetlands, Transition Areas, and Riparian Zones. The project maximized the preservation of natural features by consolidating all the development to the northern half of the property. The regulated areas mentioned above are connected with the tributaries of Big Brook.

A minimal impact on the resource, as mentioned earlier, is expected. A total of 3.37 acres (62% of total land) of land will not be developed under the proposed development.

1h. Regional Stormwater Management:

The development will help the beneficiary of the regional plan by reducing the peak runoff flows from the site during various storm events. It also reduced the Total Suspended Solids flowing untreated to Timber Brook. An underground storage system will store and release the Stormwater runoff at a lower discharge rate. The water feature on the site is not a Category 1 Stream.

2. SITE DEVELOPMENT

2a. Site Disturbance:

A large portion of site disturbance is a redevelopment of existing disturbed areas. The limits of disturbance shown on the plan will be enforced by Camden County Soil District by the placement of a silt fence and tree save fence during the construction.

2b. Construction Activity Pollution Prevention:

The applicant agrees to the construction activity during day time between the hours of 8:00 AM to 5:00 PM, Monday to Friday. The noise and vibration related activity will be performed away from the residential zones. The site does not have any rock formations or boulders. The applicant will use water spray if any dusting is the outcome during soil disturbances.

2c. Water-Efficient Design:

A minimal area requires irrigation (0.13 Acres). Most of the unpaved area is covered under landscaping trees on the site. The applicant has made an effort where for their water-demanding indoor cultivating options. A set of two 10,000 gallons underground water tanks are proposed. The collected roof runoff will be collected and utilized for crop growing.

2d. Resource-Efficient Design:

Ten Red Maple trees are planted along the northern property line. These trees require very little irrigation as they are native to New Jersey. Another tree species that are dominant in landscaping is Green Giant Arborvitaes, which requires minimum maintenance and need for fertilizer, and pesticide. These trees will provide food/shelter for birds, animals, and insects. A 3.37-acre of the forested area will remain in place.

2e. Soil Compaction:

Based on Camden County Soil District guidelines, completion of the green area (areas other than driveways, pavements, sidewalks, and buildings) are limited to soft compaction. Such practice ensures the soil's suitability for supporting grass and further natural vegetative growth.

2f. Integrated Pest Management:

There is a minimal area where flower beds are proposed. These are the only islands where standard pesticides and herbicides will be utilized.

2g. Tree Retention and Planting:

The shade and ever-green trees proposed along the site frontage will provide the needed screening and canopy for the proposed development. 3.37 Acres of the site where the forest is evolving will remain undisturbed. The limits if disturbances are fenced such that the daily operations of the business prevent the encroachment into the forested area.

2h. Low-Impact Design:

As the site has historic fill an attempt is made to reduce any kind of water infiltration into the ground. Applicant is placing a 10,000 gallon tank to collect roof runoff and utilized for their plant growing operations.

2i. Regenerative Design:

The soil erosion control measures proposed by the site plan stop adverse effects on soils during construction. No development is proposed within 150' of the wetlands and riparian zone. Also, 3.37 Acres of natural resources on the site will be protected.

2j. Non plant Landscape Elements:

Not many structures on the site are made from renewable materials. The gravel storage and circulation area, which measures 0.28 acres, are covered with the recycled concrete product (RCP). The applicant is also reusing the sub-base for the parking lot by using onsite paving (existing) material.

2k. Heat Island Effect:

The landscaping and surrounding natural forest assist in reducing the heat island effect. The gravel area parking is covered with RCP (a lightly colored unpaved surface). The roof color is also light-colored.

2l. Site Lighting:

Energy Efficient Illumination is proposed with LED fixtures and with timers.

3. GREEN BUILDING CERTIFICATIONS:

3a. Green Building Certification:

The applicant will testify to their intent to obtain a LEED certification. The site is storing 10,000 gallons of runoff for reuse at the site.

3b. Building Orientation:

The building is located in areas where tall trees are not blocking the day lighting view sheds. This orientation and its location will allow day lighting and solar power production facilities. The height of the building is less than 30 feet which does not place a shadow on neighboring properties. The 8' high fence and landscaping prevent shadows from blocking the light to neighboring sites.

3c. Water Efficiency:

The building design will provide a 20% reduction beyond minimum water efficiency standards set by EPA. A water budget analysis will be provided which is being designed by the applicants consultants.

3d. Water Conservation Features:

Applicant is planning to utilized low-flow fixtures, waterless urinals, and sensor-controlled faucets.

3e. Innovative Wastewater Technologies:

The applicant is harvesting rainwater by capturing them in a 10,000-gallon tank for re-utilization for plant growth. The Borough sewer authority will treat the wastewater.

3f. Energy Efficiency:

The site uses highly efficient heating and cooling and efficient lighting and occupant controls to achieve efferent energy operations. An applicant is testifying about the project exceeding the requirement of ASHRAE 90.1- 2007. The applicant intends to benchmark building efficiency savings with Energy Star's Portfolio Manager Program.

3g. Energy Star:

Applicant is developing the building design that incorporates Energy-Star-labeled building products. Applicant will testify about the energy star labeled product use and its extent.

3h. Energy-Efficient Roof Design:

Applicant agrees to provide energy efficient roof design.

3i. Renewable Energy:

A portion of the roofing will be installed with Solar panels. Currently, the site is in the preliminary design phase. The applicant is anticipated 20% of Roof Space will be utilized for the purpose. The business at the site is not creating any unusual energy usage derived from fossil fuels.

3j. Energy-Efficient Impacts:

Applicant will testify about the required energy efficiency standards, such as ASHRAE 90.1-2007. The testimony will also include anticipated energy savings and carbon emission reductions from the facility.

3k. Refrigerant Management:

The applicant will testify on managing HVAC units and building refrigeration, particularly in the Agro-industry.

3l. Minimum Indoor Air Quality:

Applicant will testify on the Air Quality Enhancement and Control.

3m. Waste Management/Recycling:

Proposed trash collection area has bins for the recyclables which will eventually be picked up by the certified waste haulers.

3n. Building Reuse:

Existing buildings on the site are not reusable.

3o. Materials Reuse:

Paved surfaces on the site will be fully recycled for the preparations of the parking area surfaces.

3p. Recycled Content:

Applicant will testify on the use of recycled content used during construction of building. Sub base and gravel parking lot will utilize RCP (a recycled concrete product).

3q. Local/Regional Materials:

All the site work material is processed, and manufactured locally/regionally expect the cast iron grates used for the catch basin castings. The building material and fabrication details will be provided by the applicant during a public hearing.

3r. Rapidly Renewable Materials:

Applicant will further testify on the details of rapidly renewable material.

3s. Use of Certified Wood:

Applicant will further testify the details of Certified Wood use in the construction of buildings.

3t. Use of Nontoxic Materials:

Applicant will further testify in use of nontoxic material in the building. The site work is not utilizing any toxic material.

4. INNOVATION & DESIGN PROCESS:

Currently, the applicant is in the developmental process of the project, where land use approvals are being sought. The applicant is working with a licensed architect and a LEED-accredited professional who is assisting in designs that is more sustainable and environmentally friendly. The applicant will testify during a public hearing about the measures being applied to the sustainable building architectural plan for the site.

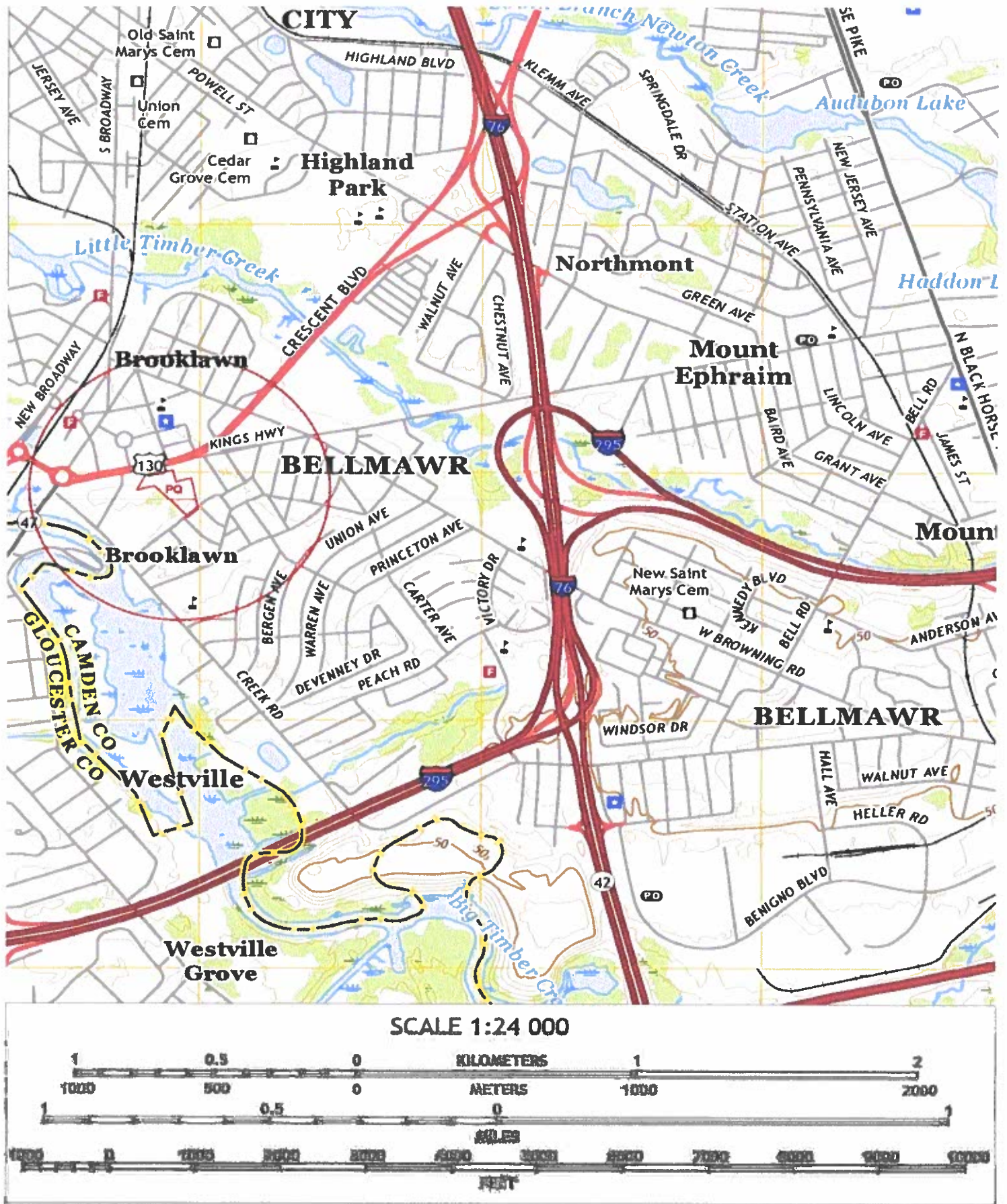
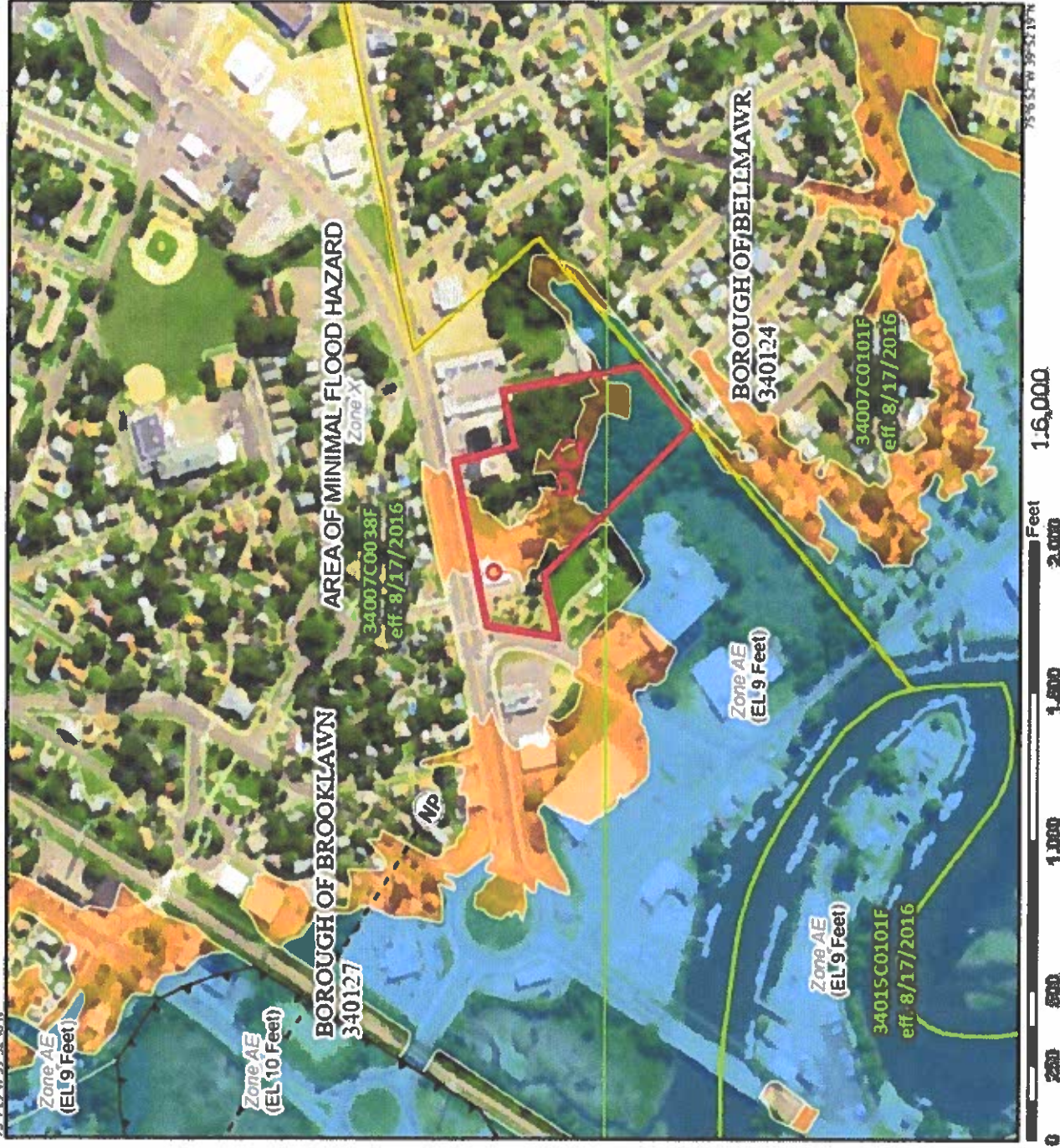


Figure 2 Site Mapped Over a Portion of the Camden & Runnemede USGS Quadrangle-A USGS Publication

National Flood Hazard Layer FIRMette



75°17'20"W 39°52'45"N



Scale: 1:6,000
Datum: NAD83
Projection: UTM
Units: Feet
Elevation: Mean Sea Level
Effective Date: 8/17/2016

Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE)
Zone A, V, X, Y
With BFE or Depth
Zone AE, AH, AO, AN, VE, AR
Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Future Conditions 1% Annual Chance Flood Hazard
Area with Reduced Flood Risk due to Levee, See Notes
Area with Flood Risk due to Levee Zone D

OTHER AREAS
Area of Minimal Flood Hazard
Effective LOMRs
Area of Undetermined Flood Hazard

GENERAL STRUCTURES
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

OTHER FEATURES
Cross Sections with 1% Annual Chance Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

MAP PANELS
Digital Data Available
No Digital Data Available
Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/21/2022 at 6:48 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is valid if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Figure 3 Site Mapped Over a FEMA Firm Map (Obtained from FEMA Website).