

PRELIMINARY & FINAL MAJOR SITE PLAN  
AZ TUCKERTON LLC  
AUTOZONE  
Block 276, Lot 12  
Route 9  
Zone – General Business

Application No. 2017-03A

**RESOLUTION OF APPROVAL 2018-11  
PLANNING BOARD, TOWNSHIP OF LITTLE EGG HARBOR**

**WHEREAS**, an application has been made by AZ Tuckerton LLC, for preliminary and final major site plan approval for Block 276, Lots 12, as set forth on the Tax Maps of the Township of Little Egg Harbor; and

**WHEREAS**, the Preliminary & Final Major Site Plan was prepared by SR3 Engineers, dated January 23, 2018; an Architectural Elevation plan was prepared by Lew Ellis, dated May 4, 2015; a Survey was prepared by First Order LLC, dated September 1, 2017; and revised architectural renderings were submitted at the April 5, 2018 hearing; and

**WHEREAS**, the Planning Board, after carefully considering the evidence presented by the applicant, and the report(s) from its professional staff, hereby makes the following findings of fact:

1. The applicant has a proprietary interest in the subject property.
2. The applicant has requested approval in accordance with the Ordinances of the Township of Little Egg Harbor.
3. The public hearing on the application was held on April 5, 2018, at which time the applicant was represented by Michael Peacock Esq.
4. The site in question is located in the Gateway Overlay of the General Business zone. The site is located on the southbound side of Route 9, approximately 270 feet west of Stage Road.
5. The seeks approval to construct a 6,000 square foot Autozone retail store, with associated site and infrastructure improvements.
6. The application requests relief for the following purposes:

Rear yard setback:	40ft required; 33 ft proposed, increased to 30 ft at the hearing
Off street parking:	24 spaces required; 20 spaces proposed
Parking location:	not permitted in front yard area; front parking lot proposed
Free-standing sign location:	20 ft from property line required; 10 ft proposed
Free-standing sign area:	32 sq ft permitted; 40 sq ft each side proposed
Wall-mounted signs:	1 permitted; 2 proposed
Wall-mounted sign area:	150 sq ft permitted; 202 sq ft proposed
Setback from property line/paved areas:	15ft to sides required; 5ft proposed
Setback from property line/paved areas:	25ft to front required; 15ft proposed

7. T&M Associates, the Board engineers, prepared a report to the Board dated March 22, 2018. Taylor Design Group, the Board landscape architects, prepared a report to the Board dated April 2, 2018. The West Tuckerton Volunteer Fire Company prepared a report to the Board dated April 5, 2018.

The Board hereby adopts the findings in the reports and incorporates them in this Resolution by reference.

8. The applicant presented the testimony of its engineer, Brian Atkin, PE, regarding the engineering requirements of the site. The location of the building and parking on the site has been adjusted to be consistent with other commercial buildings along Route 9 in the area. The sign variances requested are consistent with signs in the area; a circulation plan will be provided to establish adequacy for emergency vehicles; parking bollards will be located in front of the entrance to the building. Kurt Hutter, the applicant's director of development, testified as to the hours of operation, the adequacy and use of parking spaces, and the trash disposal and coordination of recycling materials with the Township Recycling Coordinator. The applicant agreed to reduce the height of the freestanding sign, from a 20 ft high pylon type sign to a 10 ft high monument type sign. Trash pickup and deliveries will occur at separate times, during non-peak hours. There will be no outside storage of any sort. There will be no on-site repairs at the site (other than curtesy assistance in replacing wiper blades, batteries, or the like). Tim Michel, PP, the applicant's professional planner, testified as to the positive and negative criteria for the variances requested. The testimony elicited supported the applicant's contention that the proposed preliminary and final site plan is in keeping with the area and neighborhood and that the granting of the application would in no way be detrimental to the public good.

The Little Egg Harbor Township Planning Board concurs with these representations and so finds.

**WHEREAS**, the Planning Board has determined that the applicant should be granted the requested relief for the following reasons:

1. The proposed site plan will pose no danger to the surrounding area.
2. The granting of the application will not have a substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan, Master Plan, and/or Zoning Ordinances of the Township of Little Egg Harbor.
3. The positive criteria outweigh the negative, if any.
4. The applicant is removing dilapidated buildings on site and improving the development of the property substantially.
5. There was no public comment at the hearing alleging any detriment to the public good. The applicant discussed its willingness to cooperate for rear cross access with the neighboring commercial development, should the neighbor be willing to do so.
6. The safety and well being of the immediate area will not be adversely affected by the proposed amended plan.

**NOW, THEREFORE, BE IT RESOLVED** by the Little Egg Harbor Township Planning Board that the application is hereby approved subject to the following conditions:

1. **These specific conditions noted herein are an integral part of the basis for which the approval is being granted and are intended to be inseparable from the right of enjoyment of this approval.**
2. **The applicant shall comply with all Township trash and recycling rules and regulations, and will cooperate with the Township Recycling Coordinator.**
3. **The applicant shall provide a circulation plan for emergency vehicles.**
4. **The applicant shall comply with all conditions as contained in the aforementioned reports of the Board Engineer, the Board Landscape Architect and the West Tuckerton Volunteer Fire Company, and shall submit revised plans accordingly.**
5. **The applicant shall reduce the height of the freestanding sign, from a 20 ft high pylon type sign to a 10 ft high monument type sign.**

*In addition, the following general conditions shall apply:*

1. The applicant must submit proof of payment of all currently due taxes to the Little Egg Harbor Township Planning Board.
2. The applicant must post all bonds and guaranties as required and recommended by this Board and said Planning Board engineer. Moreover, the Applicant must post all required engineering inspection fees.
3. All representations and statements made by the Applicant, as well as Applicant's representatives and witnesses, shall be considered and deemed to be relied upon by the Board in rendering this decision and to be an expressed condition of this Board's actions in approving the subject application. Any misstatement or misrepresentation, whether by mistake or change in circumstance, shall be deemed a breach of this condition of approval and shall subject this application to further review of this Board's own motion.
4. In the event the Planning Board determines that it reasonably relied upon any misstatement or misrepresentation, then and in that case any approvals previously given may be rescinded and any improvements in place on the premises in question shall not be considered as being in compliance with the ordinances of the Township of Little Egg Harbor.
5. The applicant must comply with all conditions as contained in the aforementioned reports of the Board professionals.
6. The applicant must obtain reports with signed certifications from the Township of Little Egg Harbor Planning Board Engineer, Zoning Officer, and Building Department certifying compliance with all conditions of the Resolution.
7. No building permit will be issued until all escrow accounts have sufficient monies to pay all outstanding Planning Board professional fees. In the event a building permit is issued and there are outstanding escrow monies due for Planning Board professional fees, a stop-work order will be filed against the applicant/contractor until such escrow fees have been confirmed by the Board Secretary as paid in full.
8. In the event there is an *existing* violation, the applicant shall have thirty (30) days from the date of the Notice of Decision was published to correct the violation. Failure to correct the existing violation within the time proscribed will result in the issuance of a summons.
9. The applicant shall comply with all regulations and obtain all necessary permits required by outside agencies, including local, state and federal.

10. The applicant has agreed to participate in the State recycling program. The program provides credits to the Township of Little Egg Harbor when trees and tree parts are cleared from properties and processed into wood chips (at the site) and then recycled for use as product on-site or off-site. The applicant agrees to file the appropriate forms with Little Egg Harbor Township so that the Township will receive recycling credits pursuant to *N.J.A.C. 7:26A-1.4*.

**BE IT FURTHER RESOLVED** the applicant's request for preliminary and final approval of an amended site plan, pursuant to the terms and conditions as set forth more fully in the preamble of this Resolution, be and hereby are approved.

**BE IT FURTHER RESOLVED** that a copy of this Resolution be forwarded to the applicant, the Building Department, and the Township Clerk by the Planning Board secretary.

**BE IT FURTHER RESOLVED** that a notification of this favorable Resolution shall be published in an official newspaper of the Little Egg Harbor Township within ten (10) days of the adoption of this resolution.

  
\_\_\_\_\_  
*KENNETH LANEY, Chair*

CERTIFICATION

I, **Robin Schilling**, Secretary of the Little Egg Harbor Township Planning Board, certify that the foregoing Resolution was duly adopted at a meeting held on May 3, 2018, memorializing the vote of the Little Egg Harbor Township Planning Board at a meeting previously held on April 5, 2018, a quorum being present and voting in the majority.

  
\_\_\_\_\_  
*Robin Schilling, Board Secretary*



| YOUR GOALS. OUR MISSION.

Updated  
March 22, 2018

Planning Board Chairman and Members  
Little Egg Harbor Township  
665 Radio Road  
Little Egg Harbor, NJ 08087

Re: T&M File No. LEPB-R2201  
Application No. 2017-03A  
Escrow File No. 522068385  
Preliminary/Final Site Plan – AZ Tuckerton, LLC  
Block 276, Lot 12  
Township of Little Egg Harbor, Ocean County, NJ

Dear Chairman Laney and Board Members:

We have received a copy of the above-referenced application for preliminary and final major site plan approval. The subject of this application is the construction of an Autozone retail store along with associated site and infrastructure improvements. The site is located on the southbound side of Route 9, approximately 270 feet west of Stage Road, and is within the Route 9 Gateway Overlay portion of the General Business (GB) Zone.

We received the following documents in support of this application:

1. Site Plans consisting of 11 sheets prepared by SR3 Engineers and dated January 23, 2018;
2. Architectural elevations/floor, consisting of 2 sheets prepared by Lew Ellis and dated May 4, 2015;
3. ALTA/NSPS Land Title Survey, prepared by First Order, LLC and dated September 1, 2017;
4. Geotechnical Investigation Report, prepared by SR3 Engineers and dated January 17, 2018;
5. Stormwater Management Report, prepared by Delta Oaks Group and dated October 4, 2017;
6. Proof of Property Taxes Paid dated January 8, 2018;
7. Signed Planning Board application and associated documents.
8. Certified Property Owner's Checklist dated January 8, 2018.

We have reviewed the submittals and offer the following comments for the Board's consideration:

### 1. Planning and Zoning

- 1.1. The subject of this application is the construction of a 6,000 square foot Autozone retail store along with associated site and infrastructure improvements. The .61-acre site is located on the southbound side of Route 9, approximately 270 feet west of Stage Road, and is within the Route 9 Gateway Overlay Zone. The property is bounded by a retail business use to the east, west, north, and south (across Route 9).



Le: Planning Board Chairman and Members  
Little Egg Harbor Township  
Re: T&M File No. LEPB-R2201  
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1.2. The proposed use is permitted in the Route 9 Gateway Overlay Zone pursuant to Section 15-4.24.3. The applicant should provide a description of the proposed development, including, but not limited to:

- Number of employees
- Hours of operation
- Type/frequency of deliveries
- Garbage/recycling collection
- Outdoor storage and display ads

1.3. The proposed development complies with the bulk standards of the underlying GB Zone, as follows:

Criteria	Required	Proposed
Minimum Lot Area	22,500 sq. ft.	26,500 sq. ft.
Minimum Lot Width	150 feet	150 ft.
Front Yard Setback	70 feet	82.3 feet
Side Yard Setback	20 feet	39.3 feet
Rear Yard Setback	40 feet	33 feet
Maximum Building Coverage	50 percent	22.6 percent
Max. Building Height/Stories	40 ft./2-1/2 stories	21 ft./1 story

1.4. The application requires relief from various Route 9 Gateway Overlay and GB Zone requirements, as follows:

1.4.1. Section 15-4.19E(7) requires a rear yard setback of 40 feet. The applicant is proposing a rear yard setback of 33 feet.

1.4.2. Section 15-4.24.3L states that off-street parking and loading shall be in accordance with Section 15-12.16, which requires a minimum of 4 spaces per 1,000 square feet of gross leasable area, or 24 spaces based on the size of the building. The applicant is proposing 20 parking spaces.

Section 15-12.16B(1)(d) requires a minimum of 1 loading space. The plan indicates a concrete loading pad on the west side of the building. Included at the end of this area is a 12 ft. by 18 ft. trash enclosure; the applicant should address how the trash enclosure will be accessed when the loading is occupied.



March 22, 2018  
Sheet 3

Le: Planning Board Chairman and Members  
Little Egg Harbor Township  
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- 1.4.3. Section 15-4.24.3L(3) prohibits parking in any front yard area. The applicant is proposing parking in the front yard area between the building and Route 9.
  - 1.4.4. Section 15-4.24.3D(1) requires a maximum free standing sign area of 32 square feet. The applicant is proposing a free standing sign area of 68.25 square feet per side.
  - 1.4.5. Section 15-7.6E requires site identification signs to be set back a minimum of 20 feet from a public right-of-way and no closer to a side lot line than the required side yard setback for the principal structure. The applicant is proposing a 20 foot high free standing sign 10 feet from the southerly property line, where a minimum of 20 feet is required. The applicant should also indicate how the sign will be lit.
  - 1.4.6. Section 15-4.24.3D(2) permits one wall mounted sign with a maximum size of 150 square feet. The applicant is proposing three (3) wall mounted signs with an aggregate sign area of 275.44 square feet.
- 1.5. The application also requires relief from the following design waivers:
- 1.5.1. Section 15-12.16A(11) requires a 15 foot setback for all paved areas from any property line. The applicant is proposing a 5-foot setback to the property line with Lot 10 to the east and Lot 8 to the west.
- 1.6. The Route 9 Gateway Overlay Zone includes design standards relative to architectural treatment of proposed buildings. Although several of these standards may not apply to the proposed development, the following should be discussed:
- 1.6.1. Section 15-4.24.3H(3) lists techniques by which focal point features can be incorporated into a structure's design, including a distinctive design that does not represent standard franchise architecture, a vertical architectural feature or appendage (i.e. a clock tower, spire, interesting roof form), exceptional landscape feature or water feature, etc.

We defer to the Board Landscape Architect for review and comment on any required landscaping variances or design waivers.

## **2. Access, Circulation and Parking**

- 2.1. The applicant should provide an overview of the parking lot design. A Traffic Impact Assessment for the proposed site should be submitted.
- 2.2. As noted previously, the applicant is requesting relief from the parking requirements of Section 15-12.16, proposing 20 spaces where 24 are required. This should be discussed.
- 2.3. The applicant shall provide testimony regarding the correspondence received from the West Tuckerton Volunteer Fire Company dated February 24, 2018. The Fire Company has requested a driveway at the rear of the site and the installation of a Knox box adjacent to the front door.





March 22, 2018  
Sheet 4

Le: Planning Board Chairman and Members  
Little Egg Harbor Township  
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- 2.4. Section 15-4.24.2H(4) requires interconnection of adjoining non-residential parking lots and utilization of a common entrance/exit, where feasible. No such interconnections are currently proposed, although we would recommend the applicant explore an interconnection with the Acme site to the north to improve traffic circulation and for emergency access to the rear of the site.
- 2.5. Section 15-12.16A(17) requires intermediate size parking areas (between 10 and 100 spaces) to have a fire lane adjacent to the building, with said lane being clearly marked "No Parking; Fire Lane". The plans do not depict a fire lane, this should be discussed.
- 2.6. We recommend protective bollards be installed along the sidewalk where parking is proposed adjacent to the building. This should be discussed.
- 2.7. The applicant shall provide testimony regarding access at the entrance, which appears to have very minimal radii.
- 2.8. The applicant should provide an overview of the Route 9 improvements, which will be subject to approval from the NJDOT.

### 3. Grading and Drainage

- 3.1. The applicant is proposing to manage stormwater runoff generated by the development using a system of inlets and pipes directing the water to an under-ground infiltration basin located at the in the front of the site and an above ground bio-retention basin in the rear of the site. As presented, the stormwater management system meets the applicable requirements for NJDEP's Best Management Practices (NJAC 7:8). The applicant should provide an overview of how the system will function and how it will be maintained.
- 3.2. We would recommend that the building roof leaders be piped into the drainage system.
- 3.3. The Stormwater Management Report should be updated based on the supplemental soil testing performed by Ingram Engineering Services, Inc.
- 3.4. The detail for the infiltration system should be amended to eliminate the filter fabric from the bottom of the trench, in accordance with the recommendations of Ingram Engineering Services dated February 19, 2018.
- 3.5. Section 15-12.11K(3)(g) requires all stormwater basins to be fenced for safety purposes, with a minimum fence height of six feet. No fencing is proposed around the bio-retention basin at the rear of the site. This should be discussed.
- 3.6. We have reviewed the Operations and Maintenance section of the Stormwater Management Report and find it to be acceptable. We would recommend that O&M details be added to the plans for ease in future reference. A note shall also be added to the plans indicating that the owner is responsible for maintenance for the stormwater management system.



March 22, 2018  
Sheet 5

Le: Planning Board Chairman and Members  
Little Egg Harbor Township  
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#### **4. Lighting and Landscaping**

- 4.1. The applicant is proposing to light the site using a combination of pole-mounted and wall mounted fixtures. Section 15-12.19A requires a minimum lighting intensity of 0.5 lumens per square foot. Based on review of the lighting plan provided, the proposed lighting scheme meets that requirement. We note, however, there appears to be light spillage across the property lines on the east, west, and south sides of the site. Section 15-12.19B requires that exterior lighting be designed and installed to shield glare from reflecting onto adjacent streets, properties, residences or public areas. This should be discussed.
- 4.2. The applicant should provide testimony on the proposed hours of operation for the site lighting. We recommend only minimal security lighting (on motion sensors) be provided after regular business hours.
- 4.3. We defer to the Board Landscape Architect for review and comment relative to the proposed landscaping improvements, compliance with the Route 9 Gateway Overlay Zone landscape/buffer requirements, etc.

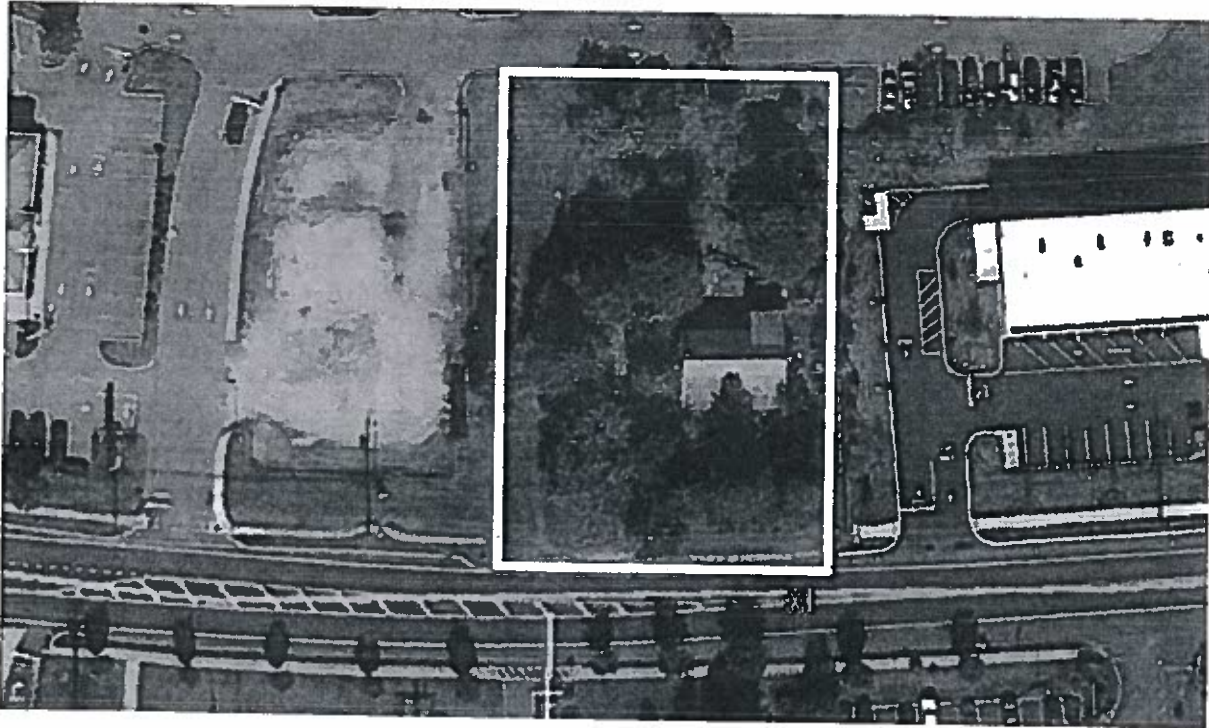
#### **5. Miscellaneous**

- 5.1. The plans should indicate a crosswalk across the entrance on Route 9.
- 5.2. The applicant is encouraged to participate in the New Jersey Recycling Program. Included herewith is a "Notification of Exempt Recycling Activities" form to be completed and submitted in accordance with the instructions provided.
- 5.3. The applicant will be required to submit performance guarantees and inspection fee escrow as will be calculated by our office.
- 5.4. Proof of the following approvals will be required:
  - 5.4.1. NJDOT Access Permit;
  - 5.4.2. Ocean County Planning Board;
  - 5.4.3. Ocean County Soil Conservation District;
  - 5.4.4. Little Egg Harbor Township MUA for water and sewer.



March 22, 2018  
Sheet 6

Le: Planning Board Chairman and Members  
Little Egg Harbor Township  
Re: T&M File No. LEPB-R2201  
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Sun Bank Escrow File No. 522068385  
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Block 276, Lot 12  
Township of Little Egg Harbor, Ocean County, NJ



Should any Member of the Board have questions regarding this application, please do not hesitate to contact this office.

Very truly yours,

JASON A. WORTH, P.E., P.P., C.M.E.  
PLANNING BOARD ENGINEER  
LITTLE EGG HARBOR TOWNSHIP

JAW:PJO:ls

cc: Robin Schilling, Board Secretary  
Terry Brady, Esq., Planning Board Attorney  
Scott Taylor, Board Landscape Architect  
Garrett Loesch, Administrator/CFO  
Diana McCracken, Township Clerk  
Mark Ellis, Zoning Officer  
AZ Tuckerton LLC (Applicant)  
20 S. Olive Street, Suite 203, Media, PA 19063



March 22, 2018  
Sheet 7

**Le:** Planning Board Chairman and Members  
Little Egg Harbor Township  
**Re:** T&M File No. LEPB-R2201  
Application No. 2017-03A  
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Preliminary/Final Site Plan – AZ Tuckerton, LLC  
Block 276, Lot 12  
Township of Little Egg Harbor, Ocean County, NJ

Steven R. Nehmad, Esq. (Applicant's Attorney)  
Nehmad, Perillo, & Davis  
4030 Ocean Heights Avenue, Egg Harbor Township, NJ 08234  
Sam Renauro, P.E. (Applicant's Engineer)  
SR3 Engineers, 204 Harding Avenue, Bellmawr, NJ 08031



Michelle M. Taylor, AICP, PP, CNC A  
Scott D. Taylor, AICP, PP, LLA, LEED AP

Amy Cieslewicz, LLA, PP  
Steven Lennon, LLA, PP

Gaetano Romano, LLA  
Greer Reinalda, AICP, PP

April 2, 2018

- Planning
- Landscape Architecture
- Municipal Consulting
- Streetscape Design
- Economic Development
- Parks and Recreation

Little Egg Harbor Township Planning Board  
665 Radio Road  
Little Egg Harbor, NJ 08087

**Re: AZ Tuckerton, LLC; Autozone**  
**409 Route 9 South; Block 276, Lot 12**  
**Little Egg Harbor, NJ**  
**TDG File: 2003-104.175P**

Dear Board Members:

Our office has reviewed the following in support of the referenced application:

- *Preliminary and Final Site Plan*, prepared by SR3 Engineers, dated January 23, 2018, consisting of eleven sheets.
- *Plan of Survey*, prepared by First Order, LLC, dated January 24, 2018, consisting of one sheet.
- *Architectural Plans and Elevations*, prepared by Lew Ellis, Architect, dated May 4, 2015, consisting of two sheets.

We offer the following comments:

1. The subject property is a .61-acre parcel located on West Main Street (Route 9 South), within the GB – General Business Zone and the Route 9 Gateway Overlay Zone North. The site has an existing one-story masonry building and a one-story masonry garage; as well as several mature trees. Surrounding the tract to the north is the Acme Shopping Center, to the west is parking for the shopping center, to the east is the Mavis Discount Tire, and to the south, across Main Street, is the TD Bank and West Marine store.
2. The applicant is proposing to construct a 6,000 SF Autozone retail store, with 20 parking spaces. Storm-water management, landscaping and lighting are also proposed. Please see the aerial image below.
3. The applicant should provide testimony regarding the proposed use and operation of the site including the hours of operation, the frequency and timing of deliveries, trash pick-up, the types and quantities of materials to be stored, if there will be any outdoor storage, potential noise impacts and lighting.
4. Relief is required for the front and side parking setback/buffers, rear yard setback, and from §15-4.24.3.L(3) which requires parking to be located behind the building. Testimony should be provided in support of the relief. We note that the applicant has increased the front buffer from 5' to 15' to better comply with the ordinance and that this has resulted in the need for the rear yard setback relief. The reduced

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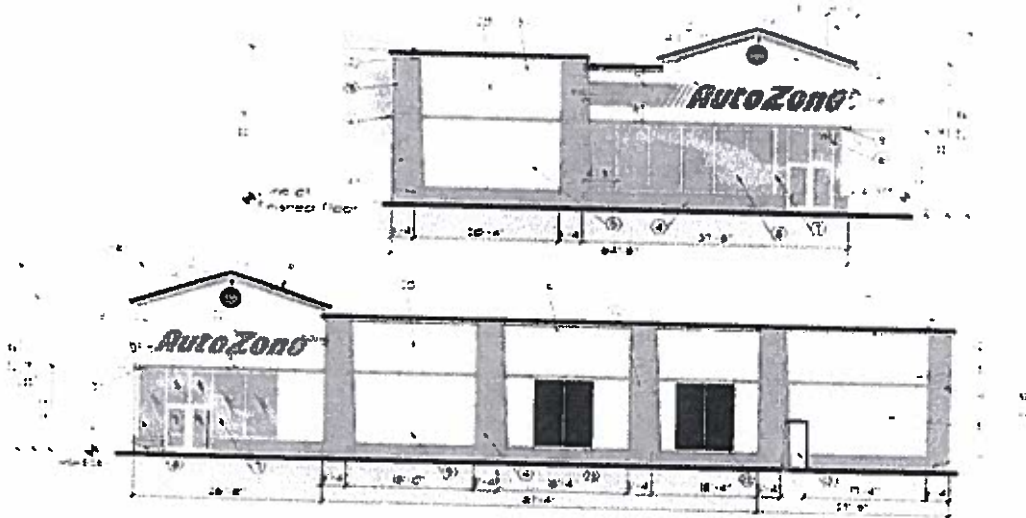
rear yard will have minimal impacts on the neighboring landscaped area and shopping center parking lot. We offer less concern regarding the side buffers, given they are adequately landscaped.



*Photo Courtesy of Google Earth*

5. We offer concern regarding the building design, given the visually prominent location of the proposal within the Route 9 Gateway Overlay Zone. §15-4.24.3H(3)(a) & (b) requires buildings to have a distinctive design that does *not* represent standard franchise architecture and to have a vertical feature such as an interesting roof form. The applicant proposes a typical, flat roofed, concrete masonry block building, painted grey with orange and red stripes.

We recommend that the applicant modify to the structure to create a building with more traditional architectural forms, materials, and colors, that will complement the architectural vernacular of Little Egg Harbor Township, as required by the Ordinance. A gabled roof or raised decorative cornice could greatly improve the building aesthetics to resemble the more traditional architecture of the Township. We recommend the use of interior grills in windows and complementary façade lighting. The applicant should consider a muted color scheme and breaking up the facades and rooflines as shown below, for a recently approved Autozone in a nearby municipality.



*Example of potential architectural enhancements*

6. A loading area and roll up door are proposed for the west side of the building, although it is not shown on the elevation drawings. This should be added to the elevations and screened from Route 9.
7. Accurate architectural plans, elevations, and color renderings should be provided for all facades. A note indicates the plans and elevations provided are "sample".
8. The applicant is not proposing site amenities such as bike racks, benches or trash receptacles, as required by the Overlay Zone. We recommend the applicant revise the plans to better achieve a unified streetscape consistent with the ordinance. (§15-11.8.I & §15-4.24.3.K).
9. §15-4.24.3.I(5) requires a decorative paving for the perimeter sidewalk. Testimony should be provided regarding the material of the perimeter sidewalk and the sidewalk connection to the building. A cross walk should be provided across the drive aisles and entrance drive as required.
10. Testimony should be provided confirming that there will be no outside storage or sales, or else the plan should be revised to comply with §15-11.9.
11. Given the visibility of the trash enclosure we recommend the use of solid vinyl fence gate, with a simulated wood finish, such as "CertaGrain", on a rigid metal frame instead of the proposed wooden gate, for enhanced screening and durability.
12. We have concerns regarding the significant sign variances requested. The applicant proposes one 20' tall, pylon site identification sign and three building mounted signs. The site identification sign requires a 20' setback, where a setback of 10' is proposed from the ROW. A maximum size for the site identification sign of 32 SF is required, where 68.25 SF is proposed per side. Relief is also required for the number and area of wall mounted signs; 1 sign is permitted <150 SF, where 3 are proposed totaling 275.44 SF. (§15-4.19.D(2) & (3))

While some relief may be justified given the location of the site, we recommend:

- The applicant should utilize a monument sign with a masonry base to complement the building and to increase visibility of the sign beneath the street tree canopy. Nearly every recently approved commercial site in the Township proposes monument signage including Walmart, DeSapio, Wawa, Cranberry Creek Commercial and Route 9 Retail.
- The applicant should clarify the number of wall mounted signs proposed. The architectural elevations indicate 3, where the architectural notes indicate 2.
- The applicant should reduce the total sign area.
- Complete architectural plans, elevations and details including materials, colors and lighting should be presented.

13. Red bollards are shown in front of the building entry on the architectural plans. The location for the bollards should be added to the engineering plans. We suggest a more neutral color.

14. The applicant does not comply with the lighting requirements of the Overlay Zone found in §15-4.24.3.K(1) which requires thematic lighting, with decorative black poles, less than 14' in height. The plans should be revised, or else relief should be requested.

15. House side shields should be provided on all perimeter fixtures to prevent off-site light spillage and the photometrics revised accordingly.

16. The light pole footing should be level with grade and setback 4' from the edge of curb.

17. The applicant should discuss with the Board the hours that the lights will operate. We suggest that the Board and the applicant discuss the utilization of timers and/or motion sensors after hours to activate the lights only when necessary for security to reduce energy consumption and off-site glare.

18. The applicant has provided a minimal level of planting in conjunction with this application. As proposed, the applicant requires waivers for the following:

- Reforestation/mitigation plantings
- Street trees
- Parking lot plantings
- Loading area screen
- Foundation plantings
- Filtered buffers
- Storm water management landscaping

We recommend that the planting design be modified to comply with the intent of the ordinance in these respects. We would be happy to meet with the applicant at their request to resolve these deficiencies.

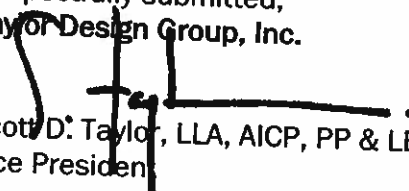
19. The applicant has not addressed the standards for existing tree removal and mitigation found in §15-12.7. The applicable calculations and plantings should be provided, or a waiver should be requested.



20. Street trees should be provided as required by the Overlay Zone (§15-4.24.3.I.). The plant schedule should indicate that the street trees shall have no branches lower than 7' above grade.
21. Parking lot trees should be provided per §15-11.8.G. We recommend a curbed planting island instead of the painted island at the south east corner of the building. At least 2 additional parking lot shade trees are required.
22. Foundation plantings should be provided along the front façade, if possible, or decorative scoring of the pavement should be provided.
23. We suggest that the front and east buffer plantings consist of a continuous evergreen shrub hedge planted at 2' on center as required by ordinance.
24. The site identification sign should be better integrated into the landscape plan with evergreen and seasonal plantings.
25. We have several minor concerns with the species selections and locations that we would be willing to work out with the applicants engineer at their request.
26. Planting bed lines should be provided, and we recommend the applicant consider irrigating the site to ensure the health of the proposed vegetation and to enhance the appearance of the site. This is particularly important for the site frontage.

If you have any questions or require additional information regarding this application, please do not hesitate to contact our office.

Respectfully submitted,  
Taylor Design Group, Inc.



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