

March 9, 2022

Mr. Edward Mirenda, Chairman
Pohatcong Township Land Use Board
50 Municipal Drive
Phillipsburg, NJ 08865

RE: Completeness Review #1
R&F Phillipsburg, LLC
Proposed Chipotle Restaurant
Preliminary & Final Site Plan Application
Block 75, Lot 3
E&LP File #2021-PTLB-001

CIVIL ENGINEERING
ENVIRONMENTAL
SURVEYING
LANDSCAPE ARCHITECTURE

Dear Mr. Mirenda:

I have reviewed the documentation provided by the applicant submitted to our office on February 23, 2022 as part of a Preliminary Major Site Plan application. The documents reviewed include:

- Land Development Application and Preliminary Site Plan Checklist dated 2/14/22;
- Preliminary & Final Site Plan for R&F Phillipsburg, LLC, Proposed Restaurant with Drive-Thru prepared by Bohler Engineering NJ, LLC dated 1/30/22;
- Stormwater Management Report Addendum prepared by Bohler Engineering NJ, LLC dated January 2022;
- Traffic Impact Study prepared by Dynamic Traffic, LLC dated 1/27/22;
- Boundary, Topography & Utility Survey prepared by Control Point Associates, Inc. dated 2/4/22;
- Architectural Floor Plan & Elevations prepared by 3GHC Studio Architecture, LLC dated 2/14/22
- Proof of Taxes Paid from the Township of Pohatcong Tax/Sewer Collector dated 2/16/22.

PROJECT SUMMARY

The applicant is proposing to build a 2,335 square foot Chipotle restaurant with drive-thru on the property and associated site improvements. The property currently contains the Raymour & Flanigan and Aldi supermarket approved in 2017. An FAR variance is required for the additional space. There is no increase in permitted impervious surface and the proposal reduces the amount of parking from 181 to 174 spaces and requires the construction of previously banked parking on the site. Access will remain out the driveway on New Brunswick Avenue with the entry point on Route 22 remaining as well.

COMPLETENESS COMMENTS

The plans and submitted documents have been reviewed for administrative completeness. Submission waivers are required for the following items:



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Clinton | Asbury Park | Denville | Philadelphia

Preliminary Site Plan Checklist

14. Existing contours based upon field measurements or aerial mapping shall be provided at 2' intervals on and within 200' of the tract based on USGS Datum - Topography has been provided within 50' of the site. A waiver has been requested. We support the partial waiver request for this item.
16. Plan and profile of existing roads within 500' of the tract lines - A waiver has been requested. Since no roadway modifications are proposed and adjacent roadways are shown, we support the granting of the partial waiver request.
17. Location and size of existing rights-of way or easements on the tract and within 500' - A waiver has been requested. Waivers on and affecting the site have been provided and we would support the partial waiver request.
18. Plan and profile of existing drainage facilities on the tract and within 500' - A waiver has been requested. On-site and adjoining drainage facilities are shown in plan view. Profiles have not been provided. We would support the partial waiver for purposes of completeness.
19. Location and size of existing utility lines on the tract and within 500' - A waiver has been requested. Utilities within 50' of the property are provided. We would support the granting of a partial waiver for the item.
22. Location and size of existing wetlands on the tract and within 150' - A waiver has been requested. The area within 150' of the site is fully developed and no wetlands are likely to be present. We would support the waiver request.
23. Location of existing buildings, structures, curbs, sidewalks, driveways, fences, retaining walls, parking areas, loading areas, landscaped areas, signs and lights on the tract and within 150' - A waiver has been requested. Features within 50' of the property are provided. We would support the granting of a partial waiver for the item.
24. Location of existing individual trees over 4" in diameter measured 6' above ground, except in masses, only show limits - A few trees within the existing parking islands are not shown. We would support the granting of a waiver for this item for completeness purposes.
25. Location of Township owned or other public lands within 500' of the tract - A waiver has been requested. We would support the granting of a partial waiver for the item. No such lands are believed to be present.



37. Plan and profile of proposed storm drainage facilities – Profiles of the proposed storm piping are not provided. We would support a waiver for completeness purposes only.
40. Plan and profile of proposed sanitary sewers, calculations and location of laterals – Profiles of the proposed sewer piping are not provided. We would support a waiver for completeness purposes only.
44. Public water documentation for service, plans and specifications for installation and testing and plans indicating size and location of all mains, hydrants and valves – No will serve letters or proof of request has been provided.
46. Utility company will serve documentation, plans of proposed location and size of utilities, plans for installation as well as party responsible for construction – No will serve letters or proof of request has been provided.
51. A landscaping plan of location of all existing plantings to be retained and all plantings to be established containing a schedule, keyed to plantings shown, calling out the type (common name and botanical name), size, height, spread and trunk diameter at the time of planting and at maturity and the quantity of all proposed plantings – Information including mature heights and spreads have not been provided per the checklist. We would support a granting of a waiver for completeness purposes.
54. Location and design of fire prevention measures – No specific fire prevention measures have been identified. The fire department should be consulted regarding the need for additional fire-fighting measures. A temporary waiver can be considered for this item.
59. Copies of applications and documentation to obtain other agency permits – No documentation has been provided regarding outside agency approvals including Soil Conservation, County Planning Board, or NJDOT. The documentation should be provided.
62. Environmental Impact Statement – No impact statement has been provided. The Township ordinance allows the granting of a waiver of this requirement by the Board provided that an outline defining impacts is provided for evaluation. No rationale has been provided for the granting of the waiver. The applicant should provide an outline or other reasoning to support the request.
63. Carbonate Rock Investigation – The site is mapped as a potential carbonate rock area. Nothing has been submitted in support of the waiver request including any prior investigations. We recommend a Phase I analysis or other documentation be provided to support any waiver request.



We would support completeness waivers be granted for Preliminary Site Plan checklist items 14, 16-19, 22-25, 37, 40, 51, and 54, as discussed. We would not support the granting of waivers for items 44, 46, 59, 62, or 63 being provided without additional information being presented.

Additionally, the application indicates preliminary and final site plan, however no Final Site Plan checklist was provided for evaluation. The checklist and any support for waiver requests should be provided for consideration before a completeness determination is made. A technical review of the application will follow receipt of the indicated checklist items. If you have any questions regarding this report, please do not hesitate to contact me.

Sincerely,
Engineering & Land Planning Associates, Inc.



Wayne J. Ingram, P.E., P.L.S., P.P., C.M.E.
Land Use Board Engineer

Cc:
Mark Peck, Esq.
Robert Streker, PE
Dan Sehnal, PE
James Kyle, PP, Board Planner
Anthony Sposaro, Esq., Board Attorney

