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January 19, 2021

VIA EMAIL

Linda Zacharenko
Planning Department Secretary
Township of Pequannock
530 Newark-Pompton Turnpike
Pompton Plains, NJ 07444

Re: **Application for Site Plan Approval & Variance Relief – Review No. 1
Camp Auto & Truck Parts, Inc.**
12 Industrial Road
Block 4402, Lot 9
Pequannock Township, Morris County, NJ
MC Project No. PQP- 031

Dear Ms. Zacharenko:

Our office is in receipt of copies of documents relative to the above-referenced Application summarized in Exhibit 1.

Based on our review of these documents, we offer the following comments in this matter:

General

The Applicant in this matter is:

Camp Auto & Truck Parts, Inc.
9 Whitmore Avenue
Wayne, NJ 07407

The Owner in this matter is:

Oxbow Enterprises, LLC
12 Industrial Road
Pequannock, NJ 07440

The Applicant shall notify the Board of any changes to the above information.

1. The property consists of one (1) lot designated as Lot 9, Block 4402, in the I-1 one-acre Industrial Zone on the Pequannock Township Tax Assessment Map, 12 Industrial Road.
2. The property is located west of Industrial Road near to the southern terminus of the cul-de-sac.



3. The 21,783-square foot (0.5-acre) property is somewhat rectangular in shape, with 80.3-feet of frontage along Industrial Road, an average depth of 265.5-feet and a rear property width of 84.16-feet.
4. The lot is surrounded by other industrial uses in the I-1 Zone including Reeves International to the immediate south of the subject property, the I-2 (2-acre) Industrial Zone to the west, and the R-9 (one-fifth acre) Residential Zone lying approximately 180-feet to the east on Beech Street.
5. The property is relatively flat, with an approximate elevation of 175-feet as noted on the Engineer's Use and Variance Plan.
6. The site is improved with a 1,567-square foot, one-story building, with employee and visitor access doors located in the front and rear of the building, and an overhead door on the north side of the building facing the parking lot. The overhead door leads to an interior space labeled "storage" on the Architectural Elevations and Floor Plan, Sheet A-1. The Applicant shall provide testimony regarding the proposed storage uses.
7. The Applicant seeks Site Plan Approval and Variance Relief for use in conjunction with the Applicant's on-going business of tow truck operator, and additional use of the site for an automobile/truck storage yard. The Applicant also notes that they are seeking to provide towing services for the Township of Pequannock.
8. We note that at the September 3, 2020 Board meeting, the Applicant received waivers from the following:
 - a. Submittal of a Surface Water Plan;
 - b. Morris County Soil Conservation District approval;
 - c. Morris County Planning Board approval;
 - d. Partial waiver for striping of the parking lot (because the existing conditions will remain);
 - e. Existing conditions, as no change to the site is proposed;
 - f. No change to existing utilities;
 - g. Submittal of a topographic survey;
 - h. Location of utilities (which are located along the rear of the building); and
 - i. Service letters from utility companies (as no changes are proposed).



Variances/Waivers

The Board should request comments from the Board Attorney and Board Planner regarding the requirements of any additional variances/waivers for this Application.

Comments

Based on our review, we offer the following comments:

9. As the Applicant's business is listed as "Camp Auto & Truck Parts Inc." the Applicant shall provide testimony regarding the range of proposed operations at the site and confirm that there is no proposal to operate a repair, vehicle scavenging or parts operation from this location. The Board may impose limitations on the proposed site operations, vehicle storage, etc.
10. Due to the proposed change of use and the nature of the proposed operations, the Applicant shall provide written confirmation from the New Jersey Department of Environmental Protection (NJDEP) that they are not considered a Major Development.
11. The Applicant shall provide testimony regarding the number of employees, number and type of Applicant-owned vehicles proposed to be stored at this location (tow trucks, flatbeds, etc.), and if the public will be accessing this site to pick up their vehicles. The location of employee parking should also be noted. We note that the Applicant's Planning & Zoning Analysis states that the rear yard area "...can accommodate 34-vehicles at peak capacity".
12. The Applicant notes on the Use Variance Plan, Sheet 1 of 1, that the entire property lies within the NJDEP Flood Hazard Area. The Applicant notes that the 100-year Flood Elevation per the FIRM Maps is 181.6-feet; 2017 Preliminary FIRM, 177.0-feet; and per the NJDEP Pompton River profiles 183.0-feet. The Applicant shall provide documentation to the Board.
13. The Applicant shall provide any existing Phase I or Phase II environmental reports on the property, any environmental testing, the presence of underground storage tanks or any proposed on-site storage tanks/containers.
14. As the Applicant is proposing to operate a towing business as well as truck and automobile storage on the property, the Applicant shall provide testimony regarding storage in the unpaved area (the rear fenced in yard) and potential for leaking of vehicle oil, gas, antifreeze, etc. onto the yard.
15. The Applicant shall provide testimony regarding use of the rear yard during inclement weather and tracking of mud onto the Township roadways.



16. The Applicant shall confirm the existing and proposed utilities to the site. Electric and sanitary sewers are shown on the engineer's Plan, but no water or natural gas is noted.
17. The Applicant has not provided a Limit of Disturbance, as no site improvements are proposed at this time. The Zone Data provided by the Applicant lists only "Required" and "Existing", again as no site improvements are proposed.
18. The Applicant is not proposing any increase to the Building Coverage which will remain at 1,567-square feet or 7.18-percent, where the Zone maximum is 35-percent.
19. The Applicant is not proposing any increase to the Impervious Coverage of 6,127.56-square feet or 28.13-percent where the Zone maximum is 75-percent. (The Use Variance Plan, Sheet 1 of 1 notes an Impervious Coverage of 28.31-percent).
20. The Applicant notes that they will provide striping for the parking lot, but they do not appear to be proposing to repave the parking lot. Proposed parking includes: One (1) ADA space located close to the front building entrance facing Industrial Road, although no ramp exists leading to the front door; four (4) additional spaces noted as being compliant at 10-feet by 18-feet; however, one of these spaces is located at the garage door entrance ramp; a sixth space shown is reduced in length due to the access gate to the rear yard. Although no wheel stops are noted on the Plan, they appear on aerial photographs, and the Applicant shall provide testimony.
21. The Applicant has provided Architectural "Elevations and Floor Plan" and noted that all interior spaces are existing. The Applicant shall discuss any proposed interior and/or exterior improvements to the building.
22. The Applicant shall provide testimony regarding any signage proposed as part of this application.
23. The Applicant has provided undated photographs of the site and shall provide testimony regarding the removal of all equipment and storage containers on the property. The Board may consider a condition limiting storage containers on the property.
24. Our office defers to the Township Planner for review and comment of any proposed and/or required landscaping on the subject property.
25. The Applicant has not provided information regarding any existing and/or proposed lighting and shall provide testimony. We recommend that any lighting be 3,000K or less, and be dark sky compliant. The Board may require a Lighting Plan for review and approval.
26. The Applicant shall provide testimony regarding site operational hours.



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27. The Applicant shall be aware that if stormwater runoff drainage problems occur on their property and/or neighboring properties as a result of their operations, it is the Applicant's responsibility to remedy that drainage issue.
28. The Applicant shall be aware that any work performed on the site cannot alter any existing drainage patterns or drainage patterns proposed on the above-referenced plan.
29. The Applicant shall address the concerns detailed in this report, and any concerns of the Board or the Board Professionals that may arise during testimony.
30. The Applicant is responsible for coordinating with the Pequannock Township Police Department regarding public safety and operations requirements.
31. The Applicant is responsible for coordinating with the Pequannock Township Fire Department regarding fire protection requirements.
32. The Applicant is responsible for all permitting required by other jurisdictions, such as, but not limited to:
 - a. New Jersey Department of Environmental Protection (NJDEP); and
 - b. Pequannock Building Department.

Thank you for your kind attention in this matter. Please do not hesitate to contact me should you have any questions.

Very truly yours,

MASER CONSULTING, INC.

A handwritten signature in black ink, appearing to read 'Andrew R. Hipolit', written over a horizontal line.

Andrew R. Hipolit, P.E., P.P., C.M.E., C.P.W.M.
Borough Engineer

ARH/cd/ljb

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EXHIBIT 1

**SUMMARY OF DOCUMENTS
SUBMITTED FOR
CAMP AUTO & TRUCK PARTS, INC.
12 INDUSTRIAL ROAD
SITE PLAN APPROVAL
& VARIANCE RELIEF**

JANUARY 2021



The following documents have been submitted for the 12 Industrial Road application:

- a. Site Plan Application, signed, dated April 26, 2020;
- b. Application for Flood Plain Development, signed, dated April 26, 2020;
- c. Application for Variance w/Supplement, signed, dated April 26, 2020;
- d. Plan entitled, "Use Variance Plan for Campanello, 12 Industrial Road, Lot 9, Block 4402, situated in Township of Pequannock, Morris County, New Jersey", prepared by William J. Darmstatter, P.E. & L.S. of Darmstatter, Inc., signed, dated March 30, 2020, last revised September 28, 2020;
- e. Property Survey, prepared by William F. Zimmerly, Land Surveyor of Wm. F. Zimmerly & Associates, signed, dated January 20, 2004;
- f. Architectural Plan entitled, "Existing Conditions for: Mr. D. Campanello at 12 Industrial Road in Pequannock, NJ", prepared by James P. Cutillo Associates, signed, dated April 20, 2020;
- g. Report entitled, "Planning & Zoning Analysis, Block 4402, Lot 9, Pequannock, New Jersey", consisting of 12-pages, prepared by Kauker & Kauker, LLC, signed, dated June 15, 2020;
- h. Township Planner Report, consisting of four (4) pages, prepared by Jill A. Hartmann, PP, AICP, signed, dated November 4, 2020;
- i. Photos- 4 and Map w/lot lines; and
- j. Aerial Photos- 6.