

Planning Department Review Memo

To: Wayne Township Planning Board: Chair and Board Members

From: Christopher J Kok, PP, AICP
Township Planner

Date: May 12, 2023

Subject: **Planning Board Case PB-2022-030**
415 Hamburg Turnpike, Block 2800, Lot 14.01
ADB Associates, LLC
Preliminary and Final Site Plan

The purpose of this memo is to provide the Board with guidance in its review of application PB-2022-030, in which Applicant ADP proposes minor changes to increase the number of loading docks at 415 Hamburg Turnpike. *Submission waivers are required and Applicant shall request said waivers prior to providing testimony on the contents of the application.*

Reviewed Documents

Preliminary and Final Site Plan Application Package signed by Emily Wolf, dated December 1, 2022

Stormwater statement dated December 1, 2022, signed and sealed by Joseph Mele, P.E., P.L.S.

Traffic, Parking, and Circulation Statement dated November 28, 2022, signed, but not sealed by Craig Peregoy, P.E., and Connor Hughes, P.E.

Boundary and Topographic Survey, signed and sealed by James D. Sens, P.L.S., dated May 18, 2018, revised through August 30, 2022.

Architectural plans signed and sealed by Predrag Petric, R.A., dated December 5, 2022, revised through January 11, 2023, consisting of five sheets.

Preliminary and Final Major Site Plan signed and sealed by Joseph Mele, P.E., P.L.S., dated February 15, 2023, consisting of 17 sheets.

Submission Waivers List dated February 21, 2023

Submission waivers required by application:

This application will require the following submission waivers:

- Section 134-111.5.3: Submission of 1 copy of the plans and exhibits in digital media pursuant to the criteria set forth in § 134-101.C.
At the time the application is ready to be scheduled, the Township will send a link to upload PDF copies of the application documents through the Township's FTP system.
- Section 134-111.5.4: Letter of Interpretation (LOI) or Presence/Absence letter from the NJ DEP
Planning Department does not object to the granting of a submission waiver given the limited nature of the improvements.
- Section 134-111.5.5: Stormwater management/drainage calculations report
A Stormwater Statement has been submitted noting that the project does not meet the definition of a Major Development and that there will be no increase in impervious coverage. Planning Department does not object to the request for a waiver.
- Section 134-111.5.24: Locations of all properties, with current tax block and lot designations indicated, and any buildings thereon, within 200 feet of the extreme limits of property in question
Buildings have not been shown on properties within 200 feet of the subject property. Planning Department does not object to the granting of a submission waiver.
- Section 134-111.5.33: With respect to the Environmental Protection ordinance, provide: location map of environmental factors; calculation of number of building lots/residential density; limit of disturbance lines showing areas to be disturbed by grading/construction; MAD/TADA calculations; tree removal plan showing: all trees over 18 inches in caliper; trees to be removed indicated by an x; replacement trees; entire wooded areas, if such exists
Applicant has provided MAD/TADA calculations. Applicant shall provide testimony regarding the extent of disturbance of slopes 30% or greater and the number of trees proposed to be removed.
- Section 134-111.5.37: Sight triangles at driveway/road intersections
No changes are proposed to the driveways on the property. As such, the Planning Department does not object to the granting of a submission waiver.
- Section 134-111.5.44: The location of all existing of the following for off-tract for a distance of 200 feet from the extreme limits of the property in question: storm drainage ponds; streams; above-ground utility lines and appurtenances; below-ground utility lines and appurtenances; pipe sizes, grades and direction of flow
Planning Department does not object to the granting of a submission waiver.

- Section 134-111.5.54: Outdoor lighting plan; providing: location of light stanchions and wall lights; direction of illumination; heights of the lights/luminaires, whether on a stanchion or wall; details of the lights/luminaires, whether on a stanchion or wall; details of the extent of illumination (isolux lines)
Although the plans include three sheets for landscaping and lighting, now new lighting was identified, no isolux levels were included on the plans, no table of illumination levels was provided, and no details of the luminaires were provided, however, details for the light poles were included. Applicant shall clarify whether any new lighting is proposed and update plans accordingly.
- Section 134-111.5.55: Wetlands and wetlands transition areas in accordance with the LOI
See comment for Section 134-111.5.4 above.

Neighborhood Context

The Subject Property is located on Hamburg Turnpike between Owens Drive and Power Avenue. Along this portion of Hamburg Turnpike is a series of warehouse and manufacturing developments located on the southwest side of the road. On the northeast side of the road are a series of office buildings. To the south of the property is a wooded area and single family dwellings. Immediately to the west of the site is 60 Owens Drive, followed by Hinchman & Sons concrete facility and the Four Seasons 55+ residential community. 60 Owens Drive appears to be a Z-shaped lot accessed from the north east part of the property at Owens Drive, with an industrial building constructed in the southern portion of the site.

Zoning

The subject property is zoned I-Industrial, which permits a variety of warehousing and manufacturing uses. Buildings are required to be set back 100 feet from residential property lines and 50 feet from all other property lines. A 50 foot buffer is required along any residential zone.

Site Conditions

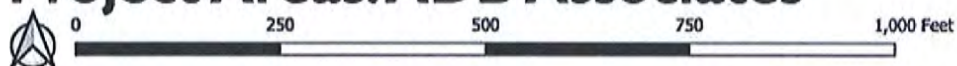
The subject property contains 739,619 square feet of land and is developed with an L-shaped industrial one-story building with a 343,615 square foot footprint. Access to the site is provided along the length of Owens Drive and from Power Avenue. Parking and loading areas exist on the north and south sides of the building. The eastern side of the building, facing Hamburg Turnpike has a covered entrance and a drive aisle. To the west of the building is a graded hill leading to the property line. On the adjacent 60 Owens Drive is a large parking area that appears to be used by the subject property as well as a drive aisle that provide access to the southern side of the property. There are a variety of easements across the property, including a 50 foot wide access and parking easement along the southern property access from Power Avenue, however, no access or parking easement is identified across the eastern side of 60 Owens Drive.

Proposal

Applicant proposes a variety of minor changes to the site. Due to the number of small changes, a map is provided and changes are numbered for clarity. Numbering is based on the numbering in the architectural plans, with the addition of Area of Work 5.



Project Areas: ADB Associates



Changes are as follows:

- Area of Work 1
 - Construction of two depressed loading docks.
 - Installation of an at-grade roll-up door.
 - Installation of traffic islands.
 - Installation of dumpster pad and enclosure.
 - Installation of seven EV parking spaces
 - Striping of two ADA parking spaces, one of which is included in the EV spaces identified above.

- Area of Work 2:
 - Installation of new at-grade loading dock door.
 - Striping of existing and proposed loading docks.
- Area of Work 3:
 - Construction of two depressed loading docks.
 - Reconfiguration of two parking areas to install nine EV parking spaces.
 - Installation of dumpster pad and enclosure.
- Area of Work 4:
 - Expansion of existing loading dock area to create three new loading bays.
 - Reconfiguration of existing parking area to contain 10 parking spaces.
 - Regrading of portion of parking area to allow for expansion of loading docks.
 - Installation of dumpster area and enclosure at far end of large unmarked asphalt pavement area.
- Area of Work 5:
 - Reconfiguration of concrete curb creating a wider radius for larger trucks.
 - Relocation of light and stop sign.
 - Painting of stop bar on pavement.

Variances and Waivers Required

This application will require the following variance relief under NJSA 40:55D-70(c):

- Section 134-48.3.D: Impervious Coverage
 - Permitted: 70%
 - Proposed: 77.6% (573,775 square feet)
 - Existing: 77.6% (573,990 square feet)
 - Change: -215 square feet

This application will require the following design standard exceptions under NJSA 40:55D-51:

- Section 134-72.1.B: Separation of loading areas and parking spaces
 - Required: Parking areas to be separated from loading areas.
 - Proposed: Loading area located within parking area along Owens Drive.
- Section 134-72.1.E: Loading areas and parking spaces
 - Required: Any area used regularly for loading shall be designed to prevent hindering the free movement of vehicles and pedestrians on any...parking area.
 - Proposed: Loading area located within parking area along Owens Drive.
- Section 134-72.1.E: Loading areas
 - Required: Any area used regularly for loading shall be located in rear yards, court yards, or side yard areas and screened from public view.
 - Proposed: Loading area proposed in front yard facing Owens Drive.
- Section 134-72.2.D(4): Loading areas and parking spaces
 - Required: Loading areas to not interfere with the use of parking facilities.
 - Proposed: Loading area located within parking area along Owens Drive.
- Section 134-72.2.D(5): Loading areas
 - Required: No off-street loading area shall be located between the front building line and the street line.
 - Proposed: Loading area proposed in front yard facing Owens Drive.

- Section 134-72.3.B: Loading area dimensions
 - Required: 45 feet in length
 - Proposed: 39.8 feet in Area of Work 1
 - Proposed: 40.1 feet in Area of Work 4
- Section 134-77.E: Site Lighting
 - Required: Minimum 0.5 foot candles and maximum 1.0 footcandles.
 - Proposed: Minor relocation of lighting in Area of Work 3. Lighting values have not been provided and conformance cannot be verified.
- Section 134-79.B: Location of Dumpsters
 - Proposed: Dumpsters within front yard along Owens Drive where dumpsters are prohibited from front yard locations.

This application will require the following Environmental Protection Waiver relief:

- Section 134-96.4.D: Soil Disturbance
 - MAD: 330,559 square feet
 - TADA: 618,363 square feet

Criteria Required to Justify Granting of Variance Relief

Variance relief may be granted for this application under the criteria established in NJSA 40:55D-70(c). Testimony shall be required to prove to the Board's satisfaction one of two potential criteria for granting relief. The criteria is as follows:

C(1) (hardship variance): Where;

- a. By reason of exceptional narrowness, shallowness or shape of a specific piece of property, or
- b. By reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or
- c. By reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation...would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property, and
- d. The granting of variance relief will not cause a substantial detriment to the public good, and
- e. The granting of variance relief will not substantially impair the intent and purpose of the zoning plan and zoning ordinance.

C(2) (flexible analysis): Where;

- a. In an application or appeal relating to a specific piece of property, and
- b. The purposes of the Municipal Land Use Law or the Educational Facilities Construction and Financing Act would be advanced by a deviation from the zoning ordinance requirements, and
- c. The benefits of the deviation would substantially outweigh any detriment, and
- d. The granting of variance relief will not cause a substantial detriment to the public good, and
- e. The granting of variance relief will not substantially impair the intent and purpose of the zoning plan and zoning ordinance.

Planning Comments & Requested Testimony

1. Area of Work 1
 - a. Applicant shall provide testimony as to the size of vehicles that will use the loading docks and whether they will block use of the parking areas when they're at the dock.
 - b. Applicant shall provide testimony as to how trucks will access the loading docks and whether any turning movements will need to take place within Owens Drive to permit the use of these docks.
2. Area of Work 2
 - a. Applicant shall provide testimony as to the size of vehicles that will use the loading dock and whether they will block use of the parking areas when they're at the dock.
 - b. Applicant shall provide testimony as to how trucks will access the loading dock and whether any turning movements will need to take place within Owens Drive to permit the use of this dock.
3. Area of Work 3
 - a. Applicant shall provide testimony as to the turning movements required for trucks to access the proposed loading areas.
4. Area of Work 4
 - a. Applicant shall provide testimony as to the use of the large asphalt pavement area near the dumpster and whether or not the positioning of the dumpster in this location will impact that use.
5. Area of Work 5
 - a. Applicant shall provide testimony on the existing lighting on-site at this location and any impact that the relocation of the lighting will have, both on on-site operations and any potential spillage onto the neighboring property.
6. Easements
 - a. Applicant shall provide testimony regarding all access and parking easements for the property, including whether there are any such easements on 60 Owens Drive.

Respectfully submitted,



Christopher J. Kok, P.P., A.I.C.P.
Township Planner