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January 21, 2021

Delaware Township Board of Adjustment  
c/o Ms. Kathleen Klink, Administrative Officer (via e-mail)  
570 Rosemont-Ringoes Road  
Sergeantsville, New Jersey 08557

Reference: Preliminary Site Plan & Minor Subdivision Plan  
In-door Tennis Courts for Brant Switzler  
Block 55 Lot 2  
Delaware Township, Hunterdon County

Dear Board Members:

The applicant is proposing construction of an in-door tennis training center in the A-1 Zone. The applicant has presented documents in support of a bifurcated application seeking approval of the use variance only at this time.

### Project Description

Block 55 Lot 2 (30.078 ac.) is located within the A-1 Zone, fronts upon Sandy Ridge Road, is a vacant undeveloped lot currently in long-term hay meadow cover. A minor subdivision is proposed creating one new lot (12.232 ac.) and remaining Lot 2 (17.846 ac.).

Proposed site improvements on the newly created 12.232-acre lot include construction of a 120' x 140' (16,800 sq. ft.) 40' high in-door tennis training center, 45-space parking lot, 450-foot long asphalt driveway, stormwater management facility, septic system, well and landscaping.

The training center will include an office, viewing area, pro shop, exercise gym and apartment.

The application was deemed complete at the Board's January 14, 2021 meeting.

Documents submitted for our review included:

- Preliminary Site Plan & Minor Subdivision Plans entitled "Proposed In-Door Tennis Courts Brant Switzler" consisting of six (6) sheets prepared by Frey Engineering, LLC (James A. Hill, P.E.), dated July, 2020.

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Please Reply To:

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- Delaware Township Board of Adjustment Use Variance Application for Block 55, Lot 2.
- Project Site Design and Drainage Report prepared by Frey Engineering, LLC (James A. Hill, P.E.) dated October 19, 2020.

Our comments are as follows:

### Preliminary Major Site Plan & Minor Subdivision Plan Comments

#### A. Zone Regulations

The following variance is being requested:

1. §230-16 B (1) – Permitted Uses.
  - Indoor Tennis Training Center is not listed as a permitted use.

The following additional variance is required:

2. §230-16 E (3)(c) - Maximum building height: 2-1/2 stories or 35ft, whichever is less.
  - Applicant is proposing to construct tennis center at a height of 40ft.

I defer to the Board Planner on review of the variances and if additional variances are required.

Our comments are based upon the applicant's bifurcated application and not a comprehensive site plan review.

#### B. Landscaping

1. §230-106 – Landscaping regulations for all zones.
  - The plan shows buffer landscaping along the property lines. I defer to the Board Planner on review of the landscaping.

#### C. Off-street Parking and Loading Requirements

1. §230-107 D - Required material for parking area. Unless exempted elsewhere, all parking areas must be constructed of the maximum amount possible of pervious material that meets all other standards of this chapter.

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- Site plan indicates just over 50% of the proposed parking area is to be constructed using pervious material.
  - Design engineer must confirm if it's possible to construct more of the parking area from pervious material.
2. 230-107 N – Lighting – All parking areas must be illuminated.
- No information has been provided on the site plan for lighting of the proposed parking area.
  - Applicant's engineer must provide testimony on the ability to provide a future lighting plan for this project designed to meet the ordinance requirements.
3. §230-107 AA – Minimum required off-street parking spaces.
- Tennis training center is not listed as a specific use in the parking requirement section of the ordinance.
  - The design engineer has provided a calculation of needed parking spaces based upon the applicant's experience in the tennis training business and a 45-space parking lot has been proposed.
  - Testimony must be provided to explain the assumptions utilized in the determination of the number of daily trips generated by the training sessions.
  - Testimony must be provided regarding the trips generated by the office space, exercise gym, pro shop, viewing area and apartment.
4. §230-107.BB; Loading and Unloading – Every building occupied for commercial use shall provide a loading area at least 14 feet by 55 feet.
- Testimony should be provided regarding the loading area.

#### D. Stormwater Management

1. §230-114 – Minimizing stormwater runoff.
- Testimony must be provided on the function of the geopave system as it relates to the reduction of runoff.

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- Testimony must be provided on the extent to which nonstructural stormwater management strategies have been incorporated into the design.

General Comments:

1. A copy of the topographical survey plan prepared by Borhen and Borhen Engineering Association, Inc. dated 3/16/2020 must be provided to the Board and our office prior to the meeting.
2. A copy of the septic design plans must be provided to the Board and our office prior to the meeting.
3. Lot 2 has been previously subdivided into several new lots. Any further subdivision should be considered a Major Subdivision.

If you have any questions or require additional information, please contact me directly.

Very Truly Yours,

A handwritten signature in blue ink that reads "Robert S. O'Brien".

Robert S. O'Brien, PE, CME  
Board of Adjustment Engineer  
3935008 – Technical Review B 55 L 2  
[robrien@vancleefengineering.com](mailto:robrien@vancleefengineering.com) 908-735-9500 ext 1730

cc: Jim Kyle, PP/AICP (via e-mail)  
Erica Edwards, Esq. (via e-mail)  
Brant Switzler (via e-mail)  
Frey Engineering, LLC (via e-mail)