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Delaware Township Board of Adjustment
c/o Ms. Kathleen Klink, Administrative
Officer (via e-mail) 570 Rosemont-Ringoes
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Reference: Applicant Response to Van Cleef –
Technical Review #2 Preliminary Site
Plan & Major Subdivision Plan
Proposed Tennis Center Block 55 Lot 2
Delaware Township, Hunterdon
County

Dear Board Members:

The applicant responds to the technical review of July 7, 2021, prepared by Rob O'Brien of Van Cleef Engineering as noted below and following, and in direct reference to the review document noted as follows with responses in ***bold italic***.

The applicant has filed revised documentation addressing concerns from the Board and Board professionals. Comments from my January 21, 2021 report are shown in *italics* and new comments based upon review of the revised documents are shown in **bold**.

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. The applicant **now seeks major subdivision approval for the creation of one new lot (13.71 ac.) and remaining lot 2 as a flag lot (14.861 ac.).** ***The noted subdivision proposal has been prepared in response to Board comments at the April 2021 hearing and in order to demonstrate the applicant's long term plan for the overall tract. Though the subdivision proposal involves dividing one lot into two lots, when the subdivision application is formally filed, it is our understanding that it will be a major subdivision due to the fact that there were minor subdivisions involving lot 2 in the past.****

*Proposed site improvements on the newly created 13.71-acre lot include construction of a 120' x 140' (16,800 sq. ft.) 35' high in-door tennis training center, 38-space pervious parking lot, +/- 425-foot long asphalt driveway, 30-foot wide pervious fire lane, 14'x55' loading area, stormwater management facility, septic system, well, lighting and landscaping. **The items noted are correct.***

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.

Revised documents submitted for our review include:

- Preliminary Site Plan & Major Subdivision Plans entitled "Proposed In-Door Tennis Courts Brant Switzler" consisting of seven (7) sheets prepared by Frey Engineering, LLC (James A. Hill, P.E.), dated July, 2020, last revised May 27, 2021. **The latest revision on file is now 07/09/2021. Additional revisions were made following the June 11, 2021 Planning Board hearing and the earlier Van Cleef review.** Project Site Design and Drainage Report prepared by Frey Engineering, LLC (James A. Hill, P.E.) dated October 19, 2020, last revised May 28, 2021. **Now revised to 07/09/2021. Only the narrative section was revised and resubmitted. The stormwater calculations were not altered.***

An amended application seeking Major Subdivision approval has not been provided. I defer to the Administrative Officer for review of any outstanding application fees. *The proposed subdivision line is intended to demonstrate the applicant's intent for the overall tract, but remains conceptual. The applicant will submit a subdivision application as a condition of the use variance approval.*

Preliminary Major Site Plan & Major Subdivision Comments

A. Zone Regulations

Testimony should be provided on the proposed major subdivision and compliance with §230-16.

The subdivision proposal has been guided by the requirements of section §230-16. At this time the subdivision is intended to demonstrate the applicant's long term plan for the overall tract as it relates to the use variance and to demonstrate that in addition to the proposed tennis training facility, the only other future development contemplated is a

single family home on the subdivided lot. The remainder of the land on both lots will remain in agricultural production.

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.*

The applicant is now proposing to construct the tennis center at a height of 35ft. The applicant understood the need to reduce the height of the structure and has retained an architect who has now provided rendering and preliminary layouts which are compliant with building requirements. Further testimony on the building plans will be provided by the Architect. I defer to the Board Planner on review of the variances and if additional variances are required.

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. The landscape berms along Sandy Ridge Road and the flag stem driveways area for development of screening views to adjoining lots. The plant selection and development of the berms can be further described by the Landscape Architect.*

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.

- *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.*

The Presto-GeoPave product is being used for all of the parking except for handicapped parking, and the Architectural Plans required adding the same for the required "Access Area" of 30' around the structure for the purpose of Fire Safety. For Note C.2 following turning movements for a straight bed fire truck have been added to the plan to indicate a truck would be able to access the north side (drop curb across the 30') and to the west and south sides in the driveway or parking lot, and along the west side passing by the ADA parking area over a dropped curb. Additional use of the Presto-GeoPave product for the main driveway on the steeper slope, was considered but not added to allow for a non-spin surface for vehicles on the sloped portion.

2. 230-107 E – Circulation – There shall be an adequate, safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading space.
 - **A 30-foot-wide geo-pave fire lane is now proposed around the perimeter of the tennis center.**
 - **Testimony must be provided on the function of the fire lane and how fire trucks will access the lane from the parking lot and driveway. *See comment above under C1.***
3. 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.*
 - **The Site plans have been revised to include a lighting plan.**
 - **§230-107 limits the mounting height of fixtures not to be more than 14 feet measured from the ground level to the center of the light source. The light detail on sheet C-7 indicates a proposed mounting height of 15ft from finished grade. *The mounting height is now 14'***

- A typical spacing distance between fixtures must be dimensioned on the lighting plan. *Typical dimensions have been added to the pole mounted lights and to the wall mounted lights.*
 - A statistics chart for the proposed lighting should be added to the lighting plan to confirm minimum and average foot candle requirements meet the ordinance. *A request was sent out to the lighting company for a statistics chart and as of the date of this response we have not received that item.*
4. §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.*
 - **On-site parking has been reduced to 38 spaces to accommodate a proposed loading area. Testimony must be provided on the number of parking spaces required for the proposed use. *The parking spaces were not reduced to 38 spaces to create the loading area. After hearing the Zoning Board's concerns, the applicant, the undersigned and the traffic engineer re-evaluated the need and it was determined that the number of parking spaces could be reduced while still satisfying peak demand. Testimony by the traffic engineer will be provided on this issue.***
5. §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.*

- A 14'x55' loading area is proposed at the back of the parking area that eliminated seven (7) parking spaces. *When the parking need was reduced the size of the parking area plus the loading space are smaller than originally proposed and the landscaped island was increased. If the location of the loading is objectionable, it can be moved to the aisle leading up to the ADA and Refuse Collection area by increasing the aisle width by 15', but at the same time have two rows of 11 spaces (by the building, and south edge) and two rows of 8 spaces at the island. There would be on sizeable reduction in the parking lot.*

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. The geopave surface is permeable and the section is designed to provide for BMP 9.7 characteristics for 80% TSS removal.*
- *Testimony must be provided on the extent to which nonstructural stormwater management strategies have been incorporated into the design. The narrative now more specifically addresses this issue.*
- **The Drainage Report has not been revised to identify how the project will incorporate all nine (9) nonstructural strategies as required by NJAC 7:8-5.3** *The narrative of the report, 07/2021, has been modified to include documentation of the items noted in 7:8-5.3*
- **The proposed building height and lot acreages must be corrected in the narrative sections of the report.**

E. Environmental and Natural Resources Requirements

1. §230-116 B (8) – Agricultural Soils – Within the A-1 Zone only, for all areas of prime agricultural soils as listed in the Hunterdon County Soil Survey, prepared by the U.S. Department of Agricultural, Natural Resources Conservation Service, the following standards shall apply: (a) Class I Agricultural Soils: no more than 10% of these areas shall be developed; (b) Class II Agricultural Soils:

no more than 20% of these areas shall be developed; (c) Class III Agricultural Soils: no more than 30% of these areas shall be developed.

- The site contains Prime Farmland (Classes I and II) and Soils of Statewide Importance (Class III) as listed in the Hunterdon County Soil Survey and Attachment 9 and 13 of the Township Ordinance.
- Plans must be revised to delineate the percentage of each area to be developed.
- *The onsite soils information, with regard to Classes of Soil, per Attachments 9 and 13 of section 230 have been added to the narrative.*

F. 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. **Item addressed.***

The Applicant respectfully provides this response in an effort to continue to clarify the issues at hand and to respond directly to the Board Professionals

Very truly yours

James A. Hill, P.E., P.P., C.M.E.
Senior Engineer
Frey Engineering, LLC



Cc:
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