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June 20, 2022
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Voorhees Township Zoning Board
Neal Cupersmith, Chairman
2400 Voorhees Town Center
Voorhees, NJ 08043

Attn: Ms. Jennifer L. Gafney, Secretary

RE: Monarch Development Company, JV LLC
178 Route 73
Block 229, Lot 15
Voorhees, NJ 08043
Preliminary & Final Major Site Plan

We have reviewed the following documents submitted in support of the application:

1. Preliminary and Final Major Site Plans prepared by Bohler Engineering NJ, LLC dated 1/12/22, consisting of:
 - a. Cover Sheet, sheet C-101.
 - b. Demolition Plan, sheet C-201.
 - c. Overall Site Layout Plan, sheet C-301.
 - d. Site Layout Plan, sheet C-302.
 - e. Grading Plan, sheet C-401.
 - f. Drainage Plan, sheet C-402.
 - g. Utilities Plan, sheet 501.
 - h. Soil Erosion & Sediment Control Plan, sheet C-601.
 - i. Soil Erosion & Sediment Control Notes & Details, sheet C-602
 - j. Landscape Plan, sheet C-701.
 - k. Landscape Notes & Details, sheet 702.
 - l. Tree Removal & Replacement Plan, sheet C-703
 - m. Lighting Plan, sheet C-704
 - n. Lighting Details, sheet C-705.
 - o. Sanitary Profiles, sheet C--801.
 - p. Details Sheet, sheets C-901 to C-906.
 - q. Fire truck Turning Exhibit, sheet 1 of 1.
 - r. Trash truck Turning Exhibit, sheet 1 of 1.
 - s. WB-40 Truck Turning Exhibit, sheet 1 of 1.
2. Stormwater Management Report, prepared by Bohler, dated January 22, 2022.
3. Stormwater Management Facilities Operations and Maintenance Manual, prepared by Bohler, dated January 22, 2022.
4. Environmental Impact Statement prepared by Bohler, dated January 22, 2022.
5. Site Photographs prepared by Bohler, dated January 12, 2022.
6. Lists of Submission and Design Waivers prepared by Bohler, dated January 13, 2022.
7. Traffic Engineering Assessment prepared by Shropshire Associates LLC dated 1/12/22.
8. Architectural Plans prepared by James A. Loft dated 1/14/22, consisting of:
 - a. Floor plans, sheets A1.01 thru A1.03.

- b. Roof Plan, sheet A1.04.
- c. Building Rendering, sheet A2.00.
- d. Exterior Elevations, sheet A2.01 thru A2.04
- e. Demolition Plan, sheet C-201.

General Information

Owner: 178 Rt. 73 MVI Assoc. II, LLC
1 Sound Shore Drive #200
Greenwich, CT 06830-7251

Applicant: Monarch Development Company JV, LLC
1359 Hooksett Road
Hooksett, NH 03106
mglynn@monarchcommunities.com

Engineer: Ahmad Tamous, PE
Bohler Engineering JV LLC
10000 Midlantic Drive, suite 410W
Mt. Laurel, NJ 08054
atamous@bohlereng.ccom

Attorney: Damien Del Duca, Esq.
21 E. Euclid Avenue, Suite 100
Haddonfield, NJ 08033
dod@delducalaw.com

Zoning: Major Business (MB) District

Our office has reviewed a revised plan submitted for Preliminary and Final Site Plan approval for the property referenced above. The property fronts on the northbound lane of Rt. 73, approximately 400 feet south of William Feather Drive. It was formerly occupied by a restaurant. The building has been demolished and removed however portions of the parking lot that serviced it remain. Most of the tract is heavily wooded and comprises 10.135 acres. The subject tract is situated within the MB (Major Business) district however the entire rear (easterly) property line and much of its northerly boundary border the MDR district, which are improved with residential dwellings. Its southerly boundary borders South Jersey Radiology and the Cedar Hill Shopping Center. The CHOP at Virtua medical center is located on the opposite side of Rt. 73.

The Applicant is proposing to construct a 3-story, 216 unit assisted and independent living facility, including 52 assisted living units, 134 congregate apartment units and 30 memory care units. The 3-story building comprises a total of 218,500 square feet. Access to the facility from Rt. 73 is provided by two, one-way in, one-way out driveway connections. Parking is proposed along the parcels Rt. 73 frontage and along its southerly border. A driveway interconnection is proposed with the parcel's southerly parking lot and the Cedar Hill parking lot. Site features include a courtyard located in the middle portion of the building for use by residents of the congregate care apartment units and a separate garden courtyard for use by residents of the assisted living units located in the easterly end of the building. Additional improvements include landscaping, lighting and stormwater management facilities.

Zoning Analysis

The purpose of the Major Business (MB) zone is to provide for a wide range of business uses in appropriate locations and with specific design standards along Route 73, recognizing the primary importance of the corridor as a business locus. The MB District permits Nursing Homes, Convalescent

Care Facilities, Acute Care facilities and Assisted Living Facilities marketed to senior citizens. Independent Living Facilities are not a specifically permitted use in the MB District.

Area & Bulk Requirements

Item	Required	Proposed	Status
Min. Lot Area	2 ac.	10.1 ac.	Conforms
Min. Lot Frontage	200'	438.9'	Conforms
Min. Front Yard Setback	*50'	135.3'	Conforms
Min. Rear Yard Setback	**75'	343.2'	Conforms
Min. Side Yard Setback (residential)	100'	101.00'	Conforms
Min. Side Yard Setback (other)	50'	43' to retaining wall	Variance
Max. Building Height	40'	40'	Conforms
Max. Impervious Coverage	60%	30.6%	Conforms
Min. Pervious Coverage	40%	69.4%	Conforms
Min. Parking Setbacks (Rt. 73)	50'	51.1'	Conforms
Min. Parking Setback (Residential)	50'	85'+/-	Conforms
Min. Parking Setbacks (other)	20'	51.4'	Conforms

* In addition to fifty-foot Rt. 73 Streetscape requirements.

** The entire rear yard shall consist of a landscape buffer consistent with §154.006 and a 100' buffer

Variances

1. Ordinance §152.102(A) permits Assisted Living Facilities marketed to senior citizens however the application proposes to expand services offered to include Independent Living Facilities, which is not a permitted use within the MB District. **Consequently, a d (1) use variance is required.**

The granting of a d (1) use variance requires the applicant to provide certain proofs as to whether the use is going to have a positive or negative impact on the purposes of zoning, the Master Plan and the Zoning Plan. If the applicant contends that the use is inherently beneficial the applicant must also testify as to compliance with the Master Plan and Zoning Plan.

Positive Criteria:

In demonstrating the positive criteria, applicant should rely upon providing special reasons for the requested relief. The applicant is required to prove that the proposed project carries out a purpose of zoning or an undue hardship will result if the proposed project is denied.

Negative Criteria

In addition to proving special reasons, the applicant must offer “an enhanced quality of proof” that addresses the following issues:

- a. The applicant must prove that the proposed use is not inconsistent with the intent and purpose of the Township’s Master Plan and Zoning ordinances.
- b. The applicant must also prove that the proposed use will not present a substantial detriment to the public good. The applicant should provide potential impacts on surrounding properties in determining whether the character of the neighborhood will be substantially impacted. The Board should consider potential impacts to safety, aesthetic views, the environment, noise, odors and property values.

Discussion of the negative and positive criteria alluded to above should include responses to comments offered below.

2. Ordinance §152.102(A) permits a minimum side yard setback of 50 feet whereas the Applicant is proposing a setback of 43 feet from the side property line to the proposed retaining wall structure. **A bulk variance is required.**

Waivers

3. Ordinance §154.007 B(2)(g) permits a maximum illumination of 0.2 foot-candles at the common property line with adjacent properties whereas the plan proposes a maximum of 1.5 footcandles. **The Applicant is requesting a design waiver.**
4. Ordinance §154.010(B)(10) requires every commercial and industrial use, or combination thereof, containing at least 5,000 gross square feet of floor area to provide and permanently maintain adequate space for the standing, loading, and unloading of material or merchandise. The loading area shall be so designated on the site plan and shall not be used for any other purpose. The minimum dimensions of the loading area shall not be less than 12 feet wide by 35 feet deep with a height clearance of 14 feet. One such loading area shall be required for each 20,000 gross square feet of floor area or part thereof. Accordingly, 11 loading areas are required whereas only one (1) is proposed. **The Applicant is requesting a design waiver.**
5. Ordinance §154.010(B)(14) (a-c) requires trash enclosures to be enclosed on three sides by masonry walls and be compatible with the architectural scheme of the development, the enclosure gates shall be constructed of solid welded steel panels and landscaping consisting of six-foot-high evergreen trees shall be installed to screen the perimeter of the masonry walls whereas the plan proposes a vinyl fence and gates with no evergreen screening. **The Applicant is requesting a design waiver.**
6. Ordinance §154.015(A)(8)(b) permits a maximum of 0.9 foot-candles in parking areas and walkways for non-residential uses whereas the plan proposes a maximum of 4.4 foot-candles. **The Applicant is requesting a design waiver.**
7. Ordinance §154.015(A)(4)(a) requires the building layout be constructed in a manner to position at least 50% of the building facade along the Route 73 Corridor required front yard building setback (100') whereas the building is set back 135.3'. **The Applicant is requesting a design waiver.**
8. Ordinance §154.015(A)(4)(a) requires trash receptacles and refuse areas be enclosed with solid walls that match the facade of the building or buildings it serves. Gates and doors that provide access shall compliment the color scheme of the walls. The doors shall be constructed of a solid material like metal or wood. Landscaping shall be utilized to soften the appearance of any such wall. The plan proposes a vinyl fence and gates with no evergreen screening. **The Applicant is requesting a design waiver.**
9. Ordinance §154.006(A)(8)(a)(5) requires a continuous earthen berm constructed to a minimum height of six feet above the final design elevation of the adjoining proposed non-residential or the adjoining residential property, whichever is higher in elevation. The minimum berm height of six feet shall be maintained along the entire length of the buffer area unless it is determined by the Board that a discontinuation or break in the berm design can be accommodated without impacting the effectiveness of the intended screen to the adjacent residential use. There are no berms proposed along residential boundaries. **The Applicant is requesting a design waiver.**

10. Ordinance §154.006(A)(8)(a)(6) requires a continuous six-foot-high decorative solid wood or vinyl fence be provided along the top of the berm. The fencing shall also be constructed such that the decorative side of the fence faces the residential properties. There is no fence or berm proposed along residential boundaries. **The Applicant is requesting a design waiver.**
11. Ordinance §154.006(A)(8)(b) requires that plantings shall generally be located on the upper elevations of the berm and planted on a continuous four-inch-deep shredded hardwood mulch bed. There is no berm proposed. **The Applicant is requesting a design waiver.**
12. Ordinance §154.006(A)(8)(b) requires that in situations where existing vegetation can be preserved within the 50-foot buffer, existing vegetation shall be supplemented with a continuous six-foot-high decorative solid wood or vinyl fence. No fence is proposed. **The Applicant is requesting a design waiver.**

General Comments

1. The applicant should provide testimony detailing services provided at the facility and any restrictions or limitations to be imposed on residents.
2. The Applicant should discuss operational aspects of the proposed facility, including:
 - a. Maximum number of employees on any shift
 - b. Truck types entering and exiting the site, scheduling and trip frequency for deliveries and waste removal.
 - c. Types of waste generated, including medical as well as the means of securing it and its disposal.
3. The plan proposes a driveway connection with the parking lot servicing the Cedar Hill Shopping Center. An access easement will be required. The Applicant will be required to submit a copy to the Board attorney for review.

Site Design Comments

1. Ordinance §150.16A requires 0.25 parking stalls per unit plus one (1) space per employee for Assisted Living facilities however the plan utilizes Residential Site Improvement Standards (RSIS) of 0.5 spaces per unit to determine the number of stalls required. Consequently 108 stalls are provided for the 216 living units proposed.
2. We note that the applicant proposes 134 Independent Living units within the facility, consisting of 107 one-bedroom units (including 15 with a den), 24 two-bedroom units (including 2 with a den) and 3 four-bedroom units. The applicant should provide testimony regarding any restrictions on vehicle use or parking to justify use of RSIS assisted living parking standards for the Independent Living units. We note that utilizing RSIS standards for one, two and four-bedroom garden apartment units would result in a total required parking count of 247 spaces.
3. The architectural plans indicate that 17 of the 1- and 2-bedroom apartment units include a den. The applicant should provide testimony regarding any restrictions preventing conversion of the dens to a bedroom.
4. The Applicant should discuss the number of employees and visitors expected and the ability of the 121 parking stalls proposed to accommodate them as well as residents.
5. Additional topographic mapping of the proposed driveway connection between the subject tract and the Cedar Hill Shopping Center parking lot should be provided to assess the impact on circulation and improvements located therein.

6. The Applicant should discuss the functionality of the decorative paver courtyard proposed in the front portion of the building. There are 8 parking stalls proposed on its northerly side but no other striping or signage identifying its use has been provided.
7. Eight “traffic rated” planters are proposed in the central portion of the paver courtyard. There locations should be dimensioned from the perimeter areas and each other.
8. Details of the planters should be provided, including its height, material construction and anchoring system. Proposed planting should be called out and listed in the landscape schedule. We recommend that a drip irrigation system be incorporated into the planter to simplify watering.
9. The crosswalk striping shown on the plans shall resemble the crosswalk striping contained in the construction details.
10. A stop sign and stop bar should be provided at the Cedar Hill access to the southern parking lot.
11. A stop sign and stop bar should be provided in the south parking lot near the approach to the intersection with the western parking lot and NJSH Route 73. We also recommend the incorporation of an “Oncoming Traffic Does Not Stop” secondary sign mounted beneath the stop sign.
12. Our office recommends incorporating “No Parking” signage along the southern curb line of the southern parking lot near the delivery area and grass paver access drive.
13. Our office is concerned with the location of the six (6) “make ready” electric vehicle charging spaces located in the southern parking lot near the southern ingress from NJSH Route 73. The Applicant should provide testimony regarding the safety and feasibility of the location of those proposed stalls with respect to the adjacent roadway.
14. The Applicant should consider incorporating bicycle racks into the site design.
15. The line type utilized for the 8’ high vinyl privacy fence and the proposed 8’ high vinyl fence surrounding the trash compactor are different, however, only one (1) construction detail for 8’ vinyl fencing is proposed. The Applicant should provide clarification. If two (2) separate fences are proposed, an additional construction detail should be provided. If one (1) fence type is proposed, the line type utilized should remain consistent.
16. The proposed retaining wall should be dimensioned to the property lines.
17. The Truck Turning Template references “Fire Truck Cherry Hill”, this should be revised for Voorhees Township.
18. We defer to the Fire Marshal with regard to emergency equipment circulation through the site as well as fire lane designations and parking restrictions.

Grading, Drainage & Utilities

19. It appears that the proposed driveway connection with the Cedar Hill Shopping Center will require modification of an existing ‘B’ inlet. The grading plan should depict the existing inlet and detail any modifications that are necessary.
20. The stormwater management report should address any offsite stormwater increase onto the site resulting from changes to the existing collection system.

21. Additional spot grades of the existing curb and paving in the area of the driveway connection cited above should be provided. Proposed curb grades should also be provided. It appears that the elevation of the proposed driveway is higher than the existing paving.
22. A single inlet is proposed in the Congregate Courtyard. We note however that the spot grade in the southeasterly portion of the courtyard is relatively flat and that stormwater movement will be inhibited further with a proposed sidewalk grade of 119.18. Consequently, we recommend that the plan be revised in the affected area to better provide positive drainage.
23. Additional spot grades should be provided on the sidewalks encircling inlets to demonstrate positive drainage into the collection areas.
24. The perforated pipe between Inlet #103 and Inlet #104 appears to demonstrate insufficient cover for the pipe.
25. The Applicant should provide additional TW/GH/GL elevations for the northwest end of the proposed retaining wall.
26. The Applicant should discuss the constructability of the retaining wall and its proximity to the proposed limit of disturbance. Should the tiebacks be designed and extend beyond the proposed LOD, this area should be revised to incorporate any disturbance for the construction of the wall.
27. Design, details and calculations of the retaining walls shall be designed by a Professional Engineer licensed in the state of New Jersey and submitted to the Township for review and as a condition of final approval.
28. Our office notes two (2) proposed hydrants on site. We defer to the Fire Marshal with regard to the adequacy of coverage.
29. The proposed grass paver access drive contains slopes in excess of 10%. We defer to the Fire Marshal for comment.
30. The Applicant should discuss proposed fire suppression measures. We note the Drainage and Utility Plan notes extension of a 4" water service line and 8" fire service line to the building. The Applicant should discuss whether a sprinkler system is proposed.

Stormwater Management

31. This project proposes to disturb greater than 1.0 acres and proposes greater than 0.25 acres of net increase in impervious surface. Accordingly, the project is classified as a "major development" for the purposes of stormwater management and must comply with the **requirements** of NJAC 7:8. The project must, therefore, meet the following requirements:
 - a. Address the rate and volume of runoff from the project site. This may be done in one of three ways as outlined in NJAC 7:8:
 - i. Reduce the peak rate of runoff from the project area by 50%, 25%, and 20% for the 2-year, 10-year, and 100-year storms, respectively; or
 - ii. Demonstrate that the rate of runoff for the project is not increased from the pre-developed condition at any point along the post-developed condition hydrograph; or
 - iii. Demonstrate that the peak rate of runoff is not increased and that the increase in volume and variation in timing will not have an adverse downstream impact.

- *The applicant has provided calculations that water quantity requirements have been met using a.i above. This information is provided in Table 3.4 of the Stormwater manual.*
 - b. Reduce the Total Suspended Solids (TSS) loading in stormwater by 80% for new impervious.
 - *The applicant is utilizing a Bioretention Basin and porous pavement to fulfill this requirement.*
 - c. Demonstrate that the amount of groundwater recharge in the post-developed condition is equal to or greater than the pre-developed.
 - *The Applicant has provided the groundwater recharge analysis worksheet which demonstrates that this condition has been met. However, the applicant should discuss the post-construction TR-55 land cover information provided. The Lakewood soil does not show any impervious cover on this table. The total impervious coverage on site is greater than the 2.61 acres depicted on the chart. Thus, the deficit would be more than calculated.*
 - d. Compliance with the above requirements shall be accomplished with use of Green Infrastructure and Low Impact Development Techniques.
 - *Green infrastructure has been addressed via incorporation of a bioretention basin and porous pavement.*
32. Cross-sections for the proposed bioretention basin shall include seasonal high-water table elevations.
33. Emergency spillways should be provided for the proposed basins in accordance with NJ Soil Erosion and Sediment Control Standards. The emergency spillway detail should include site specific dimensions and elevations.
34. The spillway for the Forebay depicts the elevation is 116.5 on the plan (riprap) and the elevation contained in the stormwater report is 116.80. This should be reviewed and revised accordingly.
35. Post-construction testing requirements contained in Appendix E: Soil Testing Criteria of the NJ Stormwater Best Management Practices manual to be performed by an appropriately licensed (or certified) professional and submitted to the Township Engineer for concurrence. Notes to this affect should be added to the Drainage and Utility Plan.
36. In accordance with Chapter 9.6 of the NJ BMP, the pervious pavement system with underdrains should have at least on inspection port with removable cap at the upstream and downstream ends of the perforated section of the pipes. The inspection port should be sufficient in size to facilitate maintenance activities. These should be depicted on the plans as appropriate. Information on maintenance should be addressed in the Operations and Maintenance Manual.
37. Section §154.017(J) discusses the requirements for a Stormwater Operations and Maintenance Plan. Any updates or changes to the report must be reviewed and approved by our office prior to signature of final plans. It is recommended that the report be provided in an oversized three-ring binder to the owner so that completed inspection logs can be easily added to the report. We have the following general comments:
- a. The stormwater management maintenance plan and any future revisions should be recorded upon the deed of record for the property. This deed restriction should be prepared and forwarded to the Township Engineer for review and approval and should require the owner to maintain stormwater facilities in a manner satisfactory to the Township. The following restrictions should be incorporated.

- i. The lot shall be deed restricted to require the perpetual maintenance of the stormwater management system in accordance with the approved storm water management maintenance plan. The restriction shall reference the maintenance manual by title, preparer, and most recent revision date. Further, the restriction shall allow that, in the event that the responsible party fails to maintain the system, the Township shall have the right (but not the obligation), to enter upon the property to perform the requisite maintenance at the responsible party's expense.
 - i. The deed restriction should provide that maintenance is required and must be documented. Completed checklists must be sent to the Township by December 31 annually, but if an item or items is/are identified as "urgent", the checklist must be shared with the Township immediately.
 - b. In addition to the grading and drainage plan, The final report should include associated storm details plans in the appendix.
 - c. Riprap aprons must be weeded as necessary.
 - d. The stormwater inlets, manholes, and pipe networks should be included. Regular sediment and debris removal will extend the serviceable life of the basins.
 - e. Section 2.1.1f discusses maintenance of parking lots. It is critical that the maintenance and operations report differentiate between the parking lot surface AND the pervious pavement and paver surfaces as different maintenance measures are required for each type of surface. Incorrectly maintaining the surfaces can lead to deterioration of the permeability of the pervious pavement and paver surfaces.
38. Table 3.2.2 of the stormwater report should be updated to indicate that the Soil Testing Requirements are consistent with Chapter 12: Soil Testing Criteria.

Landscaping & Lighting

39. The plan proposes installing Compact Inkberry shrubs within brick planters located in front of the 5'-4" monument sign. The designer is advised that Compact Inkberries mature to a height of 4'. As a consequence, they will block out the sign text. We recommend that they be replaced with a prostrate shrub or groundcover.
40. The monument sign detail calls out for plantings to be installed on top of the monument sign. Call outs should be incorporated into the detail to identify the number and species of plantings. Similar to the above comment, we recommend that irrigation be incorporated into the planting area.
41. The plan proposes installing Caryopteris and Feather Reed Grass, both of which prefer full sun exposure on the north side of the building. We recommend replacing them with shade tolerant plants.
42. Details of the planters proposed in the decorative paver courtyard should be provided, including its height, material construction and anchoring system in relation to the surrounding porous pavers. Proposed plantings should be called out and listed in the landscape schedule. We recommend that a drip irrigation system be incorporated into the planter to simplify watering.
43. We recommend installing mulched planting beds containing a mix of evergreen and deciduous shrubs within the courtyards servicing the congregate care and assisted living residents.

44. The improvements proposed will require the removal of a substantial number of existing trees. In accordance with ordinance section 154.006(E), removal of trees having a caliper of 5" or greater requires compensation on a one-to-one basis. Ordinance section 154.006(E) (3) exempts clearing in the following areas from tree compensation:
 - a. Road, utility and pedestrian right of ways.
 - b. Areas within the foundation lines of a proposed building.
 - c. Areas within front yard areas required for the installation of utility service lines, entry walks and driveways.
45. A tree removal and replacement plan has been submitted however the calculations for required tree replacement utilizes the 218,500 square foot gross floor area of the 3-story building to determine the number of removed trees exempt from compensation. The footprint area of the building (72,833) square feet should be utilized. Therefore, it appears that compensation of 951 trees less the 203 proposed for planting or 748 trees is required.
46. To the extent onsite compensation cannot be achieved, a contribution in lieu of the compensatory tree replacement will be required. The applicant should discuss with the board the cost of each replacement tree with the Board.
47. Note 12A on the Landscape Notes and Details sheet should be revised for a period of two (2) years.
48. Labeled and dimensioned sight triangles should be provided on the Landscape Plan.
49. The Applicant should consider incorporating illuminated bollards along the proposed walking paths to ensure visibility for residents.

Details

50. The Applicant should provide the following construction details:
 - a. Depressed granite block curb
 - b. Electric Vehicle Charging Station Signage
 - c. Electric Vehicle Charging Station Striping
 - d. Asphalt Path Striping
 - e. Pavement Markings (Arrows)
 - f. Concrete Vertical Curb
 - g. Wooden Bollard
 - h. Traffic Planter
 - i. "No Parking" Signage
 - j. "Oncoming Traffic Does Not Stop" Signage
 - k. Illuminated Bollard
51. The detail provided for the crosswalk striping should specify long-life epoxy or thermoplastic striping.
52. The Controlled Intersection detail shall specify if 4" wide double yellow striping is to be long-life epoxy or thermoplastic striping.
53. A construction detail should be provided for the proposed infiltration basin.
54. A separate construction detail should be provided for the proposed bioretention forebay.
55. The front elevation construction detail for Outlet Control Structure #2 should be revised from a 4" diameter orifice to an 8" diameter orifice.

56. The section A-A construction detail for Outlet Control Structure #3 should be revised from a 15" diameter HDPE pipe to an 18" diameter HDPE pipe.
57. The construction details for both porous asphalt and porous pavers should include filter fabric around the pipe.
58. Note 4 should be added to the construction details for porous asphalt and porous pavers stating, "Post construction testing is required in at least three (3) locations". This should also be included in the Operations and Maintenance Manual.
59. It is suggested to provide the same information for the forebay as is provided for the basin in the detail table.

Permits and Approvals.

These should be provided to the Township as each is received.

1. Voorhees Township Construction Code Official
2. Voorhees Township Utilities
3. Camden County Planning Board
4. Camden County Soil Conservation District
5. NJDOT
6. Any and all others that may be required

Administrative

1. The Applicant shall pay all taxes, fees, and required escrow deposits which may be due and owing.
2. All future re-submissions of the plans shall clearly indicate a revision date and be accompanied with a point-by-point response letter to the comments of the Board's professional staff.

Should you or the Applicant have any questions, please feel free to contact the undersigned.

Sincerely,



Rakesh R. Darji, PE, PP, CME
Alternate Zoning Board Engineer

RRD: tgk: acd: mbs

cc: Chris Norman, Esq., Board Attorney (cnorman@prlawoffice.com)
Joseph Hale, Code Enforcement Officer (jhale@voorheesnj.com)
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