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TOWNSHIP OF BERLIN

ENGINEERING DEPARTMENT

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July 16, 2021

Berlin Township Planning Board
Berlin Township Municipal Building
135 Route 73 South
West Berlin, New Jersey 08091

ATTN: Mr. Craig DeGeorge, Chairperson

RE: SITE PLAN- PROPOSED BUILDING ADDITION- TECHNITool, INC.

1048 Industrial Drive, Block 2301, Lot 14
Berlin Township, Camden County, New Jersey

Dear Planning Board Members,

I have visited the site and completed the review of the following items:

- a. "Preliminary and Final Site Plan, 4 sheets, dated May 18, 2021, by Michael E. Avila, P.E.;
- b. "Existing Conditions Plan", dated May 1, 2021, by Robert E. Lee, P.L.S.;
- c. Architectural floor plan and site plan sheet, dated March 19, 2021; front and side building elevations and cross section sheet, dated March 31, 2021 all by Joseph S. Benedetto, R.A.
- d. "Stormwater Assessment Report", dated May 18, 2021, by Michael E. Avila, P.E.

I offer the following comments and recommendations for consideration by the Planning Board Members:

1a. The parcel is located along the north side of Industrial Drive within the West Berlin Industrial Center off of Cooper Road. The lot is located within the I-1 Light Industrial Zoning District.

1b. The surround the parcel:

- 1) West (left) side- Office/warehouse condominium building at 1044 Industrial Drive, within the I-1 Light Industrial Zoning District;
- 2) North side (rear)- wooded lands within the C-2 Highway Commercial zoning district;
- 3) East (right) side-cleared and partially wooded lands, within the I-1 Light Industrial zoning district;
- 4) Across Industrial Drive- Peak Skills Basketball Indoor sports center within the I-1 Light Industrial zoning district.

- 2a. Technitool's Facebook page notes that the business has been operating since 1975 and at this address since 1985. The business is a molded plastic fabricator and manufacturer. The applicant is proposing a 6,000 square feet building addition, which is to be attached to the rear of the existing 9,600 square feet office/ manufacturing/ warehouse building. The use is a permitted use within the I-1 Light Industrial zoning district. I recommend that the applicant inform the Planning Board of the current and proposed operations, including the number of employees, hours of operations and floor areas devoted to the various operations (office, manufacturing and warehouse/storage).
- 2b. The applicant must demonstrate that the operations meet the performance requirements, which are listed in Section 340-74 of the Township Zoning Code. I recommend that the applicant submit a report to the Planning Board addressing and demonstrating conformance with the listed performance standards.
- 2c. The following is a listing of the required (I-1 Light Industrial zone), existing and proposed zoning conditions:

	Required	Existing	Proposed
Lot Area	20,000 s.f. min	49,500 s.f.	Same
Building Coverage (without sewer)	40% max.	19.4%	31.5%
Lot Width	100' min.	150'	Same
Lot Depth	150' min.	300'	Same
Building Setback			
a. Front Yard	40' min.	39.67'*	39.67'*
b. Rear Yard	25' min.	88.88'	40.78'
c. Side Yard	15' min.	19.3'	16.3'
Building Height	50' max.	16.3+/-' (scaled)	20'

*Existing, non-conforming condition.

- 3a. The applicant has submitted architectural plans. The plans depict a rigid frame, steel building addition, similar to the same type of structure as the existing building. I believe that there may be a question if the proposed addition is considered to be a prohibited structure, under Section 340-17.H. I believe that the proposed building addition is not prohibited as the columns of the structure are supported by a footing and foundation. I would note that the roof and siding consist of metal sheeting, which is consistent with the exterior of the existing building. I defer this matter to the Planning Board Solicitor for his comments.
- 3b. I believe that the scale of the building elevations is $3/32" = 1'-0"$ and, if so, I recommend that the plan be revised, accordingly. The plan must be revised to depict building elevations for all four sides of the building.
- 3c. I recommend that the floor plan be revised to depict or note the existing and proposed floor areas devoted to 1) offices, 2) processing and manufacturing and 3) warehouse/storage.
- 3d. I, previously, recommended that the applicant inform the Planning Board of the maximum number of employees on any given shift. The "Code Review" section on the architectural plans notes the "actual occupancy" of 25 persons, while the parking schedule on the same plans and the site plan lists ten employees.

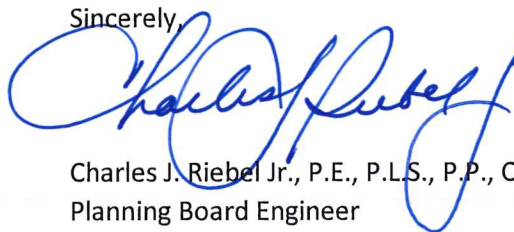
- 4a. The plan depicts 19 parking spaces. The proposed 19 parking space complies with the Zoning Code for 25 employees, the area used by visitors and office area.
- 4b. I recommend that the site plan be revised to depict the handicap parking pavement symbol, sign cluster and diagonal lines for the access aisle for the apparent handicap parking space. The respective details, also, must be added to the plan.
- 4c. I recommend that a painted island be depicted between the last parking space of the west parking row and the fenced-in electric box and along the front of this fenced area. I, also, recommend that a painted island be depicted at the end of the east parking row.
- 4d. The plan must be revised to depict concrete curb or wheel stops for the parking spaces along the east parking row. I recommend that a barrier be depicted along the west parking row, which would prevent an errant motorist from jumping the curb and striking the building.
- 4e. I recommend that a sidewalk be constructed behind the curb, along the west parking row to provide for a designated pedestrian way from the parking spaces to the building entrance. Since the current conditions have existed for many years, I recommend that the applicant inform the Planning Board on how the employees and visitors travel to the building entrances.
- 5a. There is concrete curb along Industrial Drive. I am assuming that the applicant is requesting a waiver from depicting the construction of concrete sidewalk along the lot Industrial Drive since there is no pedestrian traffic throughout the entire development. The applicant must address this matter.
- 5b. The plan must be revised to depict a 5 feet wide shade tree easement along the frontage of the property (Section 200-92.G).
- 6a. The plan must be revised to depict the proposed and clearly marked, 14 feet by 55 feet loading and delivery area, as required by Section 340-94.B.(2).
- 6b. The applicant must demonstrate the ability for the largest delivery vehicle to enter and exit the site in a forward motion and maneuver throughout the parking area to access the designated loading and delivery area.
- 7a. The plan does not depict a trash enclosure. Currently, a trash dumpster and stacked wooden pallets are placed at the end of the parking area. There are, also, cardboard containers and a metal drum along the outside of the fenced area, which is behind the building. Wooden pallets and other items are being stored within this fenced area. The plan must be revised to depict a trash enclosure, which conforms to Section 200-109 and is capable of housing all waste and other items to be placed outside of the building.
- 7b. The applicant must demonstrate that the collection vehicles are able to enter and exit the parking area in a forward motion and able to maneuver throughout the site to access the contents of the trash enclosure.

- 7c. I recommend that the applicant inform the Planning Board of the provisions for storage and collection of all waste materials.
- 7d. I recommend that the applicant inform the Planning Board of the provisions for the storage and disposal of any hazardous materials.
- 8. There are, currently, a metal (seabox) storage container and trailer being stored within the parking area. I recommend that the applicant inform the Planning Board of their current purpose and the intent for these items, in the future.
- 9a. The plan notes that the building is served by an existing well and septic system. It appears that the existing septic system is located within the front yard of the lot. If there will be an increase, in the number of employees, as a result of the proposed building addition, the applicant must demonstrate that the septic system has been designed to handle the increased volume of wastewater. The plan must be revised to depict the location of the existing well to ensure that there are no conflicts with the proposed development.
- 9b. I recommend that the plan be revised to depict all existing and proposed, if any, utility services.
- 10. The rear of the lot, currently, is wooded. The plan depicts the clearing of the majority of the rear of the lot. The plan must be revised to depict all trees of 10" or larger diameter. The applicant must obtain a tree removal permit to remove said trees and submit a tree mitigation plan (Article XIX).
- 11. The plans depict the locations of the existing landscaping. The plan does not depict any proposed landscape areas. The disturbed lands around the proposed building addition will be lawn. The plan must be revised to note the installation of an irrigation system for the proposed lawn area.
- 12. The plan depicts existing and proposed contour lines and spot elevations. It appears that the proposed ground elevation of "50.90", along the east property line, may have been meant to be shown as "59.90" and, if so, I recommend that the plan be revised, accordingly. The plan must be revised to depict the proposed "61" contour line connecting to the ends of the existing "61" contour lines along the proposed swale along the west property line.
- 13a. The plan and the Stormwater Assessment Report note that the proposed development does not result in a land disturbance of more than one acre or 0.25 acre of impervious surfaces. Therefore, the proposed development is exempt from the N.J.D.E.P stormwater management rules.
- 13b. I recommend that the plan be revised to note the size and thickness of the rip-rap at the pipe outfall.
- 14. I recommend that the plan be revised to depict the existing and proposed site lighting and demonstrate that a minimum level of illumination of one foot-candle is being provided for all areas, which are used by pedestrians and motorists, while preventing the carryover of glare and illumination past the property lines.
- 15a. The applicant must obtain site plan approval or exemption from the Camden County Planning Board.
- 15b. The applicant must obtain development certification (approval) from the Camden County Soil Conservation District.

16. I recommend that the Police Department and Fire Marshal review the plans and submit their comments and recommendations to the Planning Board, prior to the hearing for the site plan application.
17. The applicant must obtain all necessary approvals and permits from all governing departments and agencies.
18. If the site plan is approved and after we have received the final version of the site plan, which addresses the conditions of the site plan approval, we will prepare estimates for the probable costs for the site improvements. The applicant must post the required safety and stabilization guarantee, inspection escrow and maintenance guarantees at the appropriate times. It appears that the applicant may not be required to post a performance guarantee.
19. I recommend that any denial or approval of the site plan be conditional upon:
 - a. The comment of the Planning Board and Planning Board Solicitor;
 - b. Obtaining all and any necessary waivers and variances;
 - c. Obtaining all necessary approval and permits from all governing departments and agencies;
 - d. Contents of this report;
 - e. Compliance with all applicable Federal, State, County and Township rules, regulations, laws and ordinances.

Please contact me with any questions or comments, regarding the contents of this correspondence.

Sincerely,



Charles J. Riebel Jr., P.E., P.L.S., P.P., C.M.E.
Planning Board Engineer

c.c.: Honorable Mayor Phyllis A. Magazzu (email)
 Council President Christopher T. Morris (email)
 Vice Chairperson Frank McHenry (email)
 Mr. John Holroyd, Township Construction Official (email)
 Mr. Dante Magazzu (email)
 Ms. Alvina Moore (email)
 Mr. Edward Potts (email)
 Ms. Betsy Simpson (email)
 Ms. Suzanne Cossaboon, Alternate No. 1 (email)
 Mr. David F. Carlamere, Esq., Planning Board Solicitor (email)
 Mr. David N. Rowan, Esq., Planning Board Solicitor (email)
 Police Chief Wayne Bonfiglio (email)
 Fire Marshal Joseph Cornforth (email)
 Fire Chief Joseph Jackson, Jr. (email)
 Mr. Joshua Shellenberger, Township Zoning Officer (email)
 Mr. Peter Welding, Technitool, Inc. (email)
 Mr. Michael E. Avila, P.E., P.P. (email)
 Mr. Joseph S. Benedetto, R.A. (email)
 Ms. Kelley Shendock, Planning Board Secretary (email)