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N.J. STATE BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION NO. 24GA27985400

258 MAIN STREET, MILLBURN, NEW JERSEY, 07041
VOICE: 973-379-3280 FAX: 973-379-7993

Memorandum: Technical Review #1

To: Township of Long Hill Planning Board
Board Chairman and Members

From: Michael Lanzafama, PE, PLS, PP
Board Engineering Consultant

Re: Application No. 2020-10P
New Jersey American Water Company
Block 10411, Lot 6.02
1227 Valley Road, Long Hill, Morris County
C&K Project #: 1190102-27 (2020-10P)

Date: March 15, 2021

Documents Reviewed:

As part of our engineering technical review, we have received and reviewed the following documents:

1. "Long Hill Twp. Sewer Treatment Plant Upgrades, Minor Site Plan, Lot 6.02, Block 10411, Long Hill Township Morris County New Jersey." prepared by Stires Associates, P.A., Somerville, New Jersey dated 10/29/2020, consisting of 4 sheets.
2. Architecture Plans entitled "Long Hill Twp. Sewer Treatment Plant Upgrade" prepared by Joseph F. McKernan Jr., Architects & Associates dated 10/26/2020, consisting of 4 Sheets.
3. Aerial Site photo exhibit Undated and source not identified.
4. Application and checklists.

Brief Project Description:

The subject property is a 6.53-acre site identified as Tax Lot 6.01 in Block 10411, recently created through a subdivision of former Tax Lot 6. The property is located along the westerly side of Warren Street in the Sterling section of Long Hill Township. The property is bound by the Passaic River to the south, the Township's public works garage to the north and undeveloped properties, in the "C" conservation zone, to the east and west. The site is currently occupied by the Long Hill Township Sewer Treatment Plant which was recently conveyed to the New Jersey American Water Company. The property is situated in the "P" Public Use zone.

The applicant proposes to add a 3,000 square foot two story garage, with a partial mezzanine space, to house and service vector trucks which are used in the ongoing maintenance of the Township's sanitary sewage collection system. A temporary 11.75' x 56' trailer is also proposed in the northeast corner of the complex.

Site Plan
New Jersey American Water Co.
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The applicant is proposing to construct the vector building along the northern portion of the lot as far removed from the Passaic River as is possible. Due to the existing structures on-site and the limited land area available for redevelopment the structure will require a 5.52' variance from the required side yard setback requirement of 10 feet.

The review of this application is based on the submitted plans and supporting documents.

General Observations & Comments:

1. The application seeks several checklist waivers. This office has no objections to these requests.
2. The property is impacted by both freshwater wetlands as well as the flood plain of the Passaic River. The FEMA mapping for the area indicates a flood hazard elevation of 214 based upon the NGVD 1929 survey datum. This adds to the limited locations for the proposed garage. Testimony regarding the status of any State permits should be provided.
3. The new structure is being constructed in an area where the site has been disturbed by prior activities. Although there is a slight increase in impervious surfaces the impacted-on runoff would be minimal and no additional storm water management measures are needed.
4. The purpose of the temporary trailer and its expected duration on-site should be provided in testimony.

Technical Review:

Site Plan:

1. The plan should indicate the finished floor elevation of the proposed garage.
2. The plan should indicate utilities that will be required for the proposed garage.
3. Provide information regarding an existing "diesel supply" line that runs under the proposed garage.
4. Sheet 4 indicates a bollard detail. Provide location on site plan.
5. Sheet 4 indicates a handicap parking sign. Provide the location and dimensions of the handicap stalls on the site plan.
6. Construction details for the handicap ramp to the temporary trailer should be provided.

Any revised plans or other documents should be accompanied by a cover letter responding individually to each of the comments presented in this review letter. The cover letter should also outline those changes to the plans that were requested as well as those not requested or readily apparent.