

Planning & Real Estate Consultants

September 8, 2020

Planning Board  
Township of Berkeley Heights  
29 Park Avenue  
Berkeley Heights, NJ 07922

**Re: Planning Review #1  
Application #SP-6-20  
Minor Site Plan  
Block 703, Lot 6  
Chemtrade Solutions LLC  
DMX Zone**

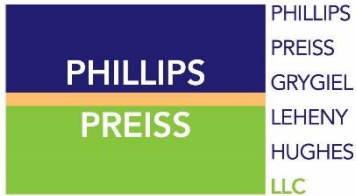
Dear Chairman Einbinder and Members of the Board:

Our office is in receipt of and have reviewed the following documents pertaining to the aforementioned application:

- Application for Site Plan Approval, including checklists and attachments entitled “Memorandum in Support of Application,” “Building use plan,” and letter by Stephen Thorn entitled “Minor Site Plan ‘Chemtrade Solutions LLC’ – Environmental Impact Statement 235 Snyder Avenue, Berkeley Heights, New Jersey,” dated August 10, 2020.
- Minor Site Plan entitled “Tax Lot 7 Block 703 235 Snyder Avenue Berkeley Heights, N.J.” prepared by Arcadis US, Inc., dated August 2020.
- Property Survey entitled “235 Snyder Avenue, Berkeley Heights, NJ Chemtrade – TX and NJ” prepared by Control Point Associates Inc. coordinated by FA Commercial Due Diligence Services Co., dated June 28, 2019, last revised July 14, 2020.

Chemtrade Solutions LLC seeks minor site plan approval to install new post-process water storage and discharge equipment and use the existing storage for remediation of the existing pond. While the proposed improvements are minor in nature, pursuant to §10.1.3(b) of the Municipal Land Use Procedures Ordinance, site plan approval is required because the projected cost of improvements exceeds \$10,000.

It should also be noted that, pursuant to the Settlement Agreement between the Township, Chemtrade, and Mill Creek D/B/A Lone Pine Drive Urban Renewal LLC (the



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Redeveloper of neighboring DH-24 Redevelopment Area property), Chemtrade will provide an emergency access easement through its property from Lot 4 to the Township. The easement has been included in Application SP-7-20 for the proposed redevelopment project by Mill Creek D/B/A Lone Pine Drive Urban Renewal LLC.

**Site and Location**

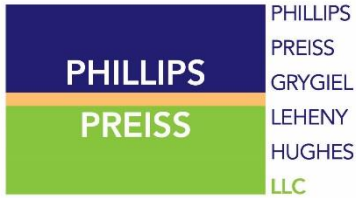
The subject property is designated as Block 703 Lot 6 on the official tax maps of the Township. The property is 675,373 square feet total and has an irregular shape. Commonly known as 235 Snyder Avenue, the property is located at the intersection of Sherman Avenue and Snyder Avenue, and also has frontage along Lone Pine Drive. The property is currently utilized by Chemtrade Solutions, LLC for industrial use. The subject property is improved with several buildings along its Lone Pine Drive frontage and to the eastern rear of the property. The northwestern half of the property is undeveloped with a large pond and mature tree cover enclosing the pond along all property lines.

The property is located in the DMX zone directly adjacent to the DH-24 Redevelopment Area (former “Spatz” site), which is located to the south of the property along Lone Pine Drive. The unimproved northwest area is adjacent to the Berkeley Heights Shopping Center. An industrial development is adjacent to the east. To the north on the other side of Snyder Avenue, there are several residential developments as well as the parking lot for the Snyder Avenue Park.

**Proposed Development**

The applicant proposes to install new post-process water holding tanks and discharge system in the eastern rear area of the property. The tanks will measure 25 feet in diameter and 30 feet in height each, and hold 100,000 gallons of post-process water. The tanks will be enclosed in a secondary containment wall measuring 75 feet by 50 feet and 3 feet 11 inches tall. The applicant will replace the existing 8-inch town sanitary sewer connection and install a new 6-inch gravity line. Additionally, an existing manhole will be installed with new submersible pumps and connected to a 4-inch force main. The new discharge lines will be further connected to recirculation pumps and a 20 feet by 8 feet conex box with discharge pumps, bag filters, and monitoring. 4 light poles 25 foot in height will be installed at each corner of the water tank containment area.

During piping and tank installation, the applicant will use temporary mobile storage tanks. Haybales and silt fence will also be installed for erosion and sediment control. During all stages of construction, improvements will be made to the existing paved areas along the western areas of the Chemtrade manufacturing plant buildings.



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### **Compliance**

The proposed development is subject to the standards set forth in the DMX Zone. No change in use, number of employees, or other aspects pertaining to the operations of the Chemtrade manufacturing plant are proposed.

The proposed tanks and containment wall are in compliance with setback requirements for accessory structures in the DMX Zone. No change to building and impervious coverage, exterior building facades, size and dimensions of the lot, or parking and circulation are proposed.

As such, no variances or design exceptions are identified at this time.

### **Planning Comments**

1. The applicant should provide testimony on the construction phases and resulting impacts of the proposed post-process water storage and discharge system, in particular the impacts to the sanitary sewer system when temporary tanks will be used.
2. We defer to the Township engineer in regards to the overall adequacy of the proposed new post-process water storage and discharge system, as well as the proposed lighting, soil erosion system, and other associated improvements.

We trust that the above information is responsive to your needs.

Respectfully submitted,

Keenan Hughes, PP, AICP