

September 8, 2020

Via electronic mail

Planning Board
Township of Berkeley Heights
29 Park Avenue
Berkeley Heights, New Jersey 07922

Attn.: Connie Valenti, Land Use Secretary

Re: **Minor Site Plan Review**
Block 703 Lot 7
235 Snyder Avenue
Applicant: Chemtrade Solutions, LLC.
Township of Berkeley Heights, Union County, New Jersey
NEA File No.: BERKSPL20.018

Honorable Board Members:

Neglia Engineering Associates (“NEA”) has reviewed the application and supporting documents for the above-referenced project. Specifically, we have reviewed the following:

- The Township of Berkeley Heights Planning Board Application for Site Plan Approval (#SP-6-20), including Memorandum in Support of Application, Planning Board Checklist, Building Use Plan and Environmental Impact Statement, dated August 10, 2020.
- A signed and sealed set of engineering plans, consisting of six (6) sheets, entitled Minor Site Plan Approval, Tax Lot 7, Block 703, 235 Snyder Avenue, Berkeley Heights, NJ” prepared by Jerry R. Mitchell, P.E. of Arcadis US Inc., dated August, 2020.
- A signed and sealed Survey, consisting of one (1) sheet, entitled “Chemtrade - TX and NJ, 235 Snyder Avenue, Berkeley Heights, NJ”, prepared by James D. Sens P.L.S., of Control Point Associates Inc., dated June 28, 2019, last revised July 14, 2020.

Project Description

The property in question is designated as Block 703, Lot 7 and is commonly known as 235 Snyder Avenue, within the ‘DMX’ (Downtown Mixed Use) Zone, per the Township of Berkeley Heights Tax Map and Zoning Map respectively. The site is approximately 15.504 acres (675,373 sf) and contains an industrial manufacturer (Chemtrade), which produces commercial adjuvants for use in vaccines.

The Applicant is seeking minor site plan approval pertaining to the replacement of existing wastewater storage and discharge improvements at the site. Specifically, the Applicant proposes improvements to provide alternative post process water storage (2 tanks totaling 100,000 gallons) and discharge equipment to allow existing storage located near the existing pond, to be used for pond remediation. **NEA defers to the Board Planner regarding zoning reviews for variances, design waivers and overall conformance with the DMX Zoning District.**



1. General Engineering Comments

- 1.1. At such time as a hearing is scheduled regarding this matter, a representative or owner of the project site shall be present to address questions from the Board.
- 1.2. The Applicant shall ensure that all disturbed work areas are stabilized. The Applicant shall topsoil, seed, hay, and straw mulch to ensure lawn growth, where appropriate. A note stating the same shall be provided on the Site Plan.
- 1.3. The Applicant shall be responsible for the repair and reconstruction of pavement, curb, sidewalk, or other public property damaged during construction. A note stating the same shall be provided on the Site Plan.
- 1.4. The Applicant shall ensure that the operations of soil movement vehicles are not to be utilized in a way that would deposit soil on any street, sidewalk, public place, or within any other private property. A note stating the same shall be provided on the Site Plan.
- 1.5. The Applicant shall be responsible for ensuring that any and all soils imported to the site are certified clean soils in accordance with current NJDEP Standards, with a copy of the said certification provided to the Township of Berkeley Heights and NEA prior to the import of any material by a professional. Recycled material or demolished materials are not permitted for the purposes of backfilling.
- 1.6. Testimony shall be provided regarding the proposed 12 foot wide emergency access easement, specifically the use and purpose, including restrictions and site limitations, and any special construction measures planned.
- 1.7. A Traffic Circulation Plan, depicting the turning radius of emergency vehicle use of the dedicated easement route must be provided.
- 1.8. The plans must be revised to include construction details for manholes, pipe trenches (backfill, bedding, etc.), pavement and concrete restoration, concrete curb, sewer connection(s), soil erosion control measures, and the like.

2. Grading, Drainage, and Utility Comments

- 2.1. The Applicant shall ensure that the proposed improvements will not negatively impact adjacent lots, including but not limited to drainage considerations. The Applicant shall be responsible for any damages incurred upon adjacent lots, due to runoff.
- 2.2. The Applicant shall verify that the existing sewer system(s) are adequate to accommodate the demand associated with the proposed work. Same must be coordinated with the Berkeley Heights Sewage Treatment Plant licensed operator.
- 2.3. Provide sewer profiles for all new mains/laterals.
- 2.4. The Applicant shall verify if a Treatment Works Approval (“TWA”) permit is required from the New Jersey Department of Environmental Protection. The Applicant shall provide copies of all correspondences to and from the NJDEP regarding this matter to the Board for review.
- 2.5. Additional engineering detail must be provided relative to the proposed recirculation pumps, discharge pumps, forcemain, monitoring system(s), controls, and electrical components, including but not limited to hydraulic calculations, pump curves, cut sheets, and shop drawings.



3. Landscaping and Lighting Comments

- 3.1 Minimum and maximum average illuminations in foot-candles, measured at ground level, shall be respectively, 1 and 4 for retail uses; 1 and 2 for commercial and office uses; and 0.5 and 1 for residential uses (§11.1.5.B). Plans must be revised to include Isometric Foot-candle Distribution Diagrams plotting the light levels for all fixtures at designated mounting heights.
- 3.2 The location, intensity and direction of all outdoor lighting shall not produce glare or other adverse effect on the existing or future use of nearby properties (§11.1.5.C).
- 3.3 The Applicant shall provide testimony regarding the operating hours of the proposed lighting, including, but not limited to, hours of full site lighting, hours of security lighting, etc.
- 3.4 The location, intensity and direction of all outdoor lighting shall not produce glare or other adverse effect on the existing or future use of nearby properties. To reduce skyglow, adverse night vision effects, and impact on residential areas, the lighting fixtures shall provide complete cutoff and light shielding above seventy-five (75) degrees from the downward vertical and must provide that no direct light from the fixture can be seen at any point on residential property or more than one hundred (100) feet from the base of the standard.
- 3.5 Lighting poles shall not be more than twenty-five (25) feet high. (§11.1.5.C).
- 3.6 The plans must be revised to include light pole foundation details.
- 3.7 The Applicant shall provide testimony as to any proposed landscape buffering for the new holding tanks.

4. Final Comments

- 4.1. Should the Board look favorably upon this application, a performance bond and inspection escrow will be established in accordance with the Municipal Land Use Law.
- 4.2. The Applicant shall obtain all approvals required by outside agencies, including but not limited to NJDOT, NJDEP, Union County, and Somerset-Union Soil Conservation District, as well as the Berkeley Height Police Department, Fire Department, Emergency Services and Department of Public Works. It is the applicant's responsibility to determine what outside agency permits are required. Copies of said approvals shall be provided upon receipt.
- 4.3. Any new or revised materials shall be filed with the Township and shall not be sent directly to the Board's professionals. The Township will forward the application and related materials to the Board's professionals when they are finished with their review. Materials submitted directly to NEA will not be reviewed.
- 4.4. Revised reports, plans and exhibits, which are to be considered at the hearing, should be submitted ten days prior to the scheduled hearing.
- 4.5. The above comments are based on a review of materials submitted and/or testimony provided to date. NEA reserves the right to provided new or updated comments as additional information becomes available.
- 4.6. The Applicant is responsible for the payment of all applicable fees, including but not limited to application, escrow, COAH, tax map revisions, permits, sewer, and the like.



We trust you will find the above in order. Should you have any questions or required additional information, please do not hesitate to contact the undersigned.

Very truly yours,

Neglia Engineering Associates

Thomas R. Solfaro, P.E.

Thomas R. Solfaro, P.E., C.M.E.

Board Engineer

Township of Berkeley Heights

cc: Bill Robertson, Esq. – Planning Board Attorney (*via electronic mail*)
Samantha Alfonso, Esq. – Applicant's Attorney (*via electronic mail*)