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July 7, 2021

Delaware Township Board of Adjustment
c/o Ms. Kathleen Klink, Administrative Officer (via e-mail)
570 Rosemont-Ringoes Road
Sergeantsville, New Jersey 08557

Reference: Preliminary Site Plan & Major Subdivision Plan
Proposed Tennis Center – Technical Review #2
Block 55 Lot 2
Delaware Township, Hunterdon County

Dear Board Members:

The applicant has filed revised documentation addressing concerns from the Board and Board professionals. Comments from my January 21, 2021 report are shown in *italics* and new comments based upon review of the revised documents are shown in **bold**.

Project Description

*Block 55 Lot 2 (30.078 ac.) is located within the A-1 Zone, fronts upon Sandy Ridge Road, is a vacant undeveloped lot currently in long-term hay meadow cover. The applicant **now seeks major subdivision** approval for the creation of one new lot (13.71 ac.) and remaining lot 2 as a flag lot (14.861 ac.).*

*Proposed site improvements on the newly created 13.71-acre lot include construction of a 120' x 140' (16,800 sq. ft.) **35'** high in-door tennis training center, **38-space** pervious parking lot, +/- 425-foot long asphalt driveway, **30-foot wide pervious fire lane, 14'x55' loading area, stormwater management facility, septic system, well, lighting and landscaping.***

The training center will include an office, viewing area, pro shop, exercise gym and apartment. The application was deemed complete at the Board's January 14, 2021 meeting.

Revised documents submitted for our review include:

- *Preliminary Site Plan & Major Subdivision Plans entitled "Proposed In-Door Tennis Courts Brant Switzler" consisting of seven (7) sheets prepared by Frey Engineering, LLC (James A. Hill, P.E.), dated July, 2020, **last revised May 27, 2021.***

Please Reply To:

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- *Project Site Design and Drainage Report prepared by Frey Engineering, LLC (James A. Hill, P.E.) dated October 19, 2020, last revised May 28, 2021.*

An amended application seeking Major Subdivision approval has not been provided. I defer to the Administrative Officer for review of any outstanding application fees.

Preliminary Major Site Plan & Major Subdivision Comments

A. Zone Regulations

Testimony should be provided on the proposed major subdivision and compliance with §230-16.

The following variance is being requested:

1. §230-16 B (1) – Permitted Uses.

- *Indoor Tennis Training Center is not listed as a permitted use.*

The following additional variance is required:

2. §230-16 E (3)(c) - Maximum building height: 2-1/2 stories or 35ft, whichever is less.

- *Applicant is proposing to construct tennis center at a height of 40ft.*
- **The applicant is now proposing to construct the tennis center at a height of 35ft.**

I defer to the Board Planner on review of the variances and if additional variances are required.

B. Landscaping

1. §230-106 – Landscaping regulations for all zones.

- *The plan shows buffer landscaping along the property lines. I defer to the Board Planner on review of the landscaping.*

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C. Off-street Parking and Loading Requirements

1. §230-107 D - *Required material for parking area. Unless exempted elsewhere, all parking areas must be constructed of the maximum amount possible of pervious material that meets all other standards of this chapter.*
 - *Site plan indicates just over 50% of the proposed parking area is to be constructed using pervious material.*
 - *Design engineer must confirm if it's possible to construct more of the parking area from pervious material.*
2. 230-107 E – *Circulation* – There shall be an adequate, safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading space.
 - **A 30-foot-wide geo-pave fire lane is now proposed around the perimeter of the tennis center.**
 - **Testimony must be provided on the function of the fire lane and how fire trucks will access the lane from the parking lot and driveway.**
3. 230-107 N – *Lighting* – All parking areas must be illuminated.
 - *No information has been provided on the site plan for lighting of the proposed parking area.*
 - *Applicant's engineer must provide testimony on the ability to provide a future lighting plan for this project designed to meet the ordinance requirements.*
 - **The Site plans have been revised to include a lighting plan.**
 - **§230-107 limits the mounting height of fixtures not to be more than 14 feet measured from the ground level to the center of the light source. The light detail on sheet C-7 indicates a proposed mounting height of 15ft from finished grade.**
 - **A typical spacing distance between fixtures must be dimensioned on the lighting plan.**

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- **A statistics chart for the proposed lighting should be added to the lighting plan to confirm minimum and average foot candle requirements meet the ordinance.**
4. §230-107 AA – Minimum required off-street parking spaces.
- *Tennis training center is not listed as a specific use in the parking requirement section of the ordinance.*
 - *The design engineer has provided a calculation of needed parking spaces based upon the applicant's experience in the tennis training business and a 45-space parking lot has been proposed.*
 - *Testimony must be provided to explain the assumptions utilized in the determination of the number of daily trips generated by the training sessions.*
 - *Testimony must be provided regarding the trips generated by the office space, exercise gym, pro shop, viewing area and apartment.*
 - **On-site parking has been reduced to 38 spaces to accommodate a proposed loading area. Testimony must be provided on the number of parking spaces required for the proposed use.**
5. §230-107.BB; Loading and Unloading – Every building occupied for commercial use shall provide a loading area at least 14 feet by 55 feet.
- *Testimony should be provided regarding the loading area.*
 - **A 14'x55' loading area is proposed at the back of the parking area that eliminated seven (7) parking spaces.**

D. Stormwater Management

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1. §230-114 – Minimizing stormwater runoff.

- *Testimony must be provided on the function of the geopave system as it relates to the reduction of runoff.*
- *Testimony must be provided on the extent to which nonstructural stormwater management strategies have been incorporated into the design.*
- **The Drainage Report has not been revised to identify how the project will incorporate all nine (9) nonstructural strategies as required by NJAC 7:8-5.3**
- **The proposed building height and lot acreages must be corrected in the narrative sections of the report.**

E. Environmental and Natural Resources Requirements

1. **§230-116 B (8) – Agricultural Soils** – Within the A-1 Zone only, for all areas of prime agricultural soils as listed in the Hunterdon County Soil Survey, prepared by the U.S. Department of Agricultural, Natural Resources Conservation Service, the following standards shall apply: (a) Class I Agricultural Soils: no more than 10% of these areas shall be developed; (b) Class II Agricultural Soils: no more than 20% of these areas shall be developed; (c) Class III Agricultural Soils: no more than 30% of these areas shall be developed.
 - **The site contains Prime Farmland (Classes I and II) and Soils of Statewide Importance (Class III) as listed in the Hunterdon County Soil Survey and Attachment 9 and 13 of the Township Ordinance.**
 - **Plans must be revised to delineate the percentage of each area to be developed.**

F. General Comments:

1. *A copy of the topographical survey plan prepared by Borhen and Borhen Engineering Association, Inc. dated 3/16/2020 must be provided to the Board and our office prior to the meeting. **Item addressed.***

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2. *A copy of the septic design plans must be provided to the Board and our office prior to the meeting. **Item addressed.***
3. *Lot 2 has been previously subdivided into several new lots. Any further subdivision should be considered a Major Subdivision. **Item addressed.***

If you have any questions or require additional information, please contact me directly.

Very Truly Yours,



Robert S. O'Brien, PE, CME
Board of Adjustment Engineer
3935008 – Technical Review #2 B 55 L 2
robrien@vancleefengineering.com 908-735-9500 ext 1730

cc: Jim Kyle, PP/AICP (via e-mail)
Erica Edwards, Esq. (via e-mail)
Brant Switzler (via e-mail)
Frey Engineering, LLC (via e-mail)