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Memorandum

March 4, 2021
35251 02

To: Jacob Richman, PP, AICP, Planner, Department of Community Development
Natalie Shafiroff, PP, AICP, Supervisor, Department of Community Development

From: Stacey Arcari, PE, PP, CME, PTOE, Planning Board Engineer

Re: Tesla, Inc.
Proposed Vehicle Inventory Storage
Minor Site Plan
1840-1850 Old Cuthbert Road
Block 463.01, Lot 12
PBC #20-P-0020/100048

Submission Items:

1. Land Use Development Application, dated February 17, 2021
2. List of Required Variances and Waivers
3. Minor Site Plan, prepared by Dynamic Engineering, dated December 21, 2020.
4. Photo and Location Report, dated December 2020
5. Project and Operation Summary
6. Survey, prepared by Dynamic Engineering, dated November 12, 2019.

We concur with the Department of Community Development's Completeness letter. In conjunction with that document, we offer the following comments:

The site is proposed to be utilized for off-site storage of inventory vehicles. It is currently development with a building and parking area. The applicant is proposing to restripe the parking lot to provide supplemental parking for inventory to the main site on Route 70.

1. A minimal increase in impervious area is proposed (922 square feet) which will provide a wider turning radius at a corner within the parking lot is proposed. This will not impact drainage/runoff on the site and will not trigger any additional requirements under NJDEP Stormwater requirements. The site continues to be well below the maximum impervious area threshold.
2. The edges of the pavement should be cleaned up and restored. If necessary, a rip rap edge to prevent further degradation along the edge should be provided.
3. There is a standpipe along the edge of the parking area at the front of the building. This area should be striped out to indicate that no parking should be in front of the standpipe so that it is fully accessible, if needed.
4. There is a paving detail on the plans. The engineer should provide clarification as to whether this detail is just for the expansion of pavement or for other areas. Additionally, the photos indicate some wear/cracking within the existing pavement. We understand that this is an existing condition and the site is not open for public usage; however, crack sealing or further improvements to areas of the pavement should be addressed to the satisfaction of the Cherry Hill Department of Engineering during construction. We would be happy to meet the engineer and a representative from the Department of Engineering on the site to discuss any issues.
5. The concrete depressed curb and the driveway apron should be replaced due to their current condition.

6. If possible, we kindly ask that the Planning Board Signature Block be moved to the left side of the Cover Sheet.

Administrative

1. A night light test may be required by the Board as a condition of approval.
2. The posting of a Performance Guarantee estimate and escrow for inspection services will be required upon final stamped approval of the plans. We will coordinate with the Township and applicant at that time.
3. Prior to construction start, Ordinance requirements regarding review escrow, inspection escrows, pre-construction meeting, etc. must be met.

Permits and Approvals

The following permits and approvals are required as a condition of approval:

1. Camden County Soil Conservation District
2. Cherry Hill Township Fire Marshal
3. Cherry Hill Township Police Department
4. Cherry Hill Township Department of Code Enforcement
5. Cherry Hill Engineering & Public Works
6. Merchantville-Pennsauken Water Commission/New Jersey American Water
7. Any others as necessary

Should you have any questions, please do not hesitate to contact our office.

Sincerely yours,



Stacey Arcari, PE, PP, CME, PTOE
Planning Board Engineer

SEA/sea

cc: Jacob Richman, PP (via email)
Steve Musilli, Director of Public Works (via email)
Kevin McCormack, Asst. Director of Public Works (via email)
James Burns, Esquire (via email)
Joseph Paparo, Esquire (via email - japaparo@pbnlaw.com)
Robert Freud, PE, PP (via email - dynamicec.com)