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March 10, 2020

Joe Petsch, Chairman  
Township of Franklin Planning Board  
1571 Delsea Drive  
Franklinville, NJ 08322

Attn: E. Lynne Rafuse  
Planning Board Secretary

**Re: Application No. SP19-3  
Engineer and Planning Review #1  
Applicant/Owner: Paul A. Cuccinello, Jr.  
Amended Preliminary and Final Site Plan with variances  
Location: Corner of Delsea Drive (NJSH 47) and Marshall Mill Road  
Blocks 5006-5008, 5010-5012, 5024-5033, Lot 1, Block 5013, Lots 2&3,  
and Block 5034, Lot 2 (HC Zone)  
Franklin Township, Gloucester County, NJ  
Our File: CFRP5006.02**



Dear Chairman Petsch and Board Members:

Our office is in receipt of the following regarding the above referenced Amended Site Plan application:

- A completed Township of Franklin Planning Board and Zoning Board Development Application Form, a waiver justification and Site Plan Application Submission Checklist.
- Drawings (12 sheets) entitled "Amended Site Plan for Paul Cuccinello; Block 5006 Lot 1, Block 5007 Lot 1, Block 5008 Lot 1, Block 5010 Lot 1, Block 5011 Lot 1, Block 5012 Lot 1, Block 5013 Lots 2&3, Block 5024 Lot 1, Block 5025 Lot 1, Block 5026 Lot 1, Block 5027 Lot 1, Block 5028 Lot 1, Block 5029 Lot 1, Block 5030 Lot 1, Block 5031 Lot 1, Block 5032 Lot 1, Block 5033 Lot 1, Block 5034 Lot 2; Franklin Township, Gloucester County, New Jersey" prepared by Steven L. Filippone, PE with Engineering Design Associates, P.A. of Ocean View, NJ dated April 13, 2018, last revised January 10, 2020.
- Drawings (11 sheets) entitled "Site Plan for Paul Cuccinello; Block 5006 Lot 1, Block 5007 Lot 1, Block 5008 Lot 1, Block 5010 Lot 1, Block 5011 Lot 1, Block 5012 Lot 1, Block 5013 Lots 2&3, Block 5024 Lot 1, Block 5025 Lot 1, Block 5026 Lot 1, Block 5027 Lot 1, Block 5028 Lot 1, Block 5029 Lot 1, Block 5030 Lot 1, Block 5031 Lot 1, Block 5032 Lot 1, Block 5033 Lot 1, Block 5034 Lot 2; Franklin Township, Gloucester County, New Jersey" prepared by Steven L. Filippone, PE with Engineering Design Associates, P.A. of Ocean View, NJ dated April 13, 2018, last revised January 16, 2019.
- A copy of an August 2019 Draft Deed of Consolidation prepared by David C. Patterson, Esq. from Maressa Patterson, LLC which consolidates the existing block and lot numbers for this application.
- Stormwater Management Report consisting of three (3) pages prepared by Steven L. Filippone, PE, dated January 17, 2020, unrevised.

S:\Franklin Township (Gloucester County)\Project Files\CFRP5006.02 - Cuccinello\Review Phase\CME & Board Prof Review Reports & Correspondence\20-03-10 Engineering Rvw #1 doc



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We have reviewed the above items for compliance with the Franklin Township Land Development Ordinance. Please find our comments as follows for your consideration:

1) Project Description

- a) The Applicant proposes to amend the previously approved Preliminary and Final Site Plan by modifying the layout of the proposed netted grass area. The size of the netted grass areas will not change but will involve the installation of individual structures and a paintball castle constructed with shipping containers. An additional 8,398 square feet (0.192 acres) of impervious area will be created by installing these structures.
- b) The Applicant is proposing to consolidate the blocks and lots that make up the subject tract where the development is proposed. The existing tract consist of ±46.5 acres and is presently under construction per the previously approved Preliminary and Final Site Plans for the property. Access is provided to the property in question via a driveway fronting on Delsea Drive (SH 47).

2) Surrounding Uses

- a) The properties in question are surrounded by residential uses to the east, Delsea Drive (SH 47) to the west, and forested land to the north and south.

3) Zoning Compliance

- a) The subject property is situated within HC Zone. The table below summarizes the zoning requirements for the property in question:

<b>Description</b>	<b>Required/Permitted</b>	<b>Proposed</b>
Minimum Lot Area	1.5 Acres	<b>46.50 Acres</b>
Minimum Lot Frontage	150 feet	<b>772.23 feet</b>
Minimum Front Yard Setback (Principal Bldg.)	30 feet	<b>331 feet</b>
Minimum Side Yard Setback (Principal Bldg.)	20 feet	<b>318 feet</b>
Minimum Rear Yard Setback (Principal Bldg.)	35 feet	<b>1,050 feet</b>
Maximum Building Height	2.5 stories, 35 feet	<b>&lt; 35 feet</b>
Building Coverage	30%	<b>0.5%</b>
Total Impermeable Coverage	50%	<b>5.56%</b>



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<u>Description</u>	<u>Required/Permitted</u>	<u>Proposed</u>
Parking (Front Yard)	25%	<b>100% (V)</b>
Parking (Side Yard)	10 feet	<b>150 feet</b>
Parking (Rear Yard)	10 feet	<b>1,099 feet</b>
Parking Spaces	N/A	<b>202 spaces</b>
Sign Area	50 SF	<b>50 SF</b>
Number of Signs per Frontage	1	<b>1</b>

- i) V – Variance
- b) The following variances have been requested by the Applicant:
  - i) To permit 100% of parking between the front of the principal building and the roadway where only 25% is permitted. ***This variance was granted as memorialized in Franklin Township Planning Board Resolution No. SP18-1.***
  - ii) To allow 12' and 20' high nets for the paintball gaming areas where a maximum of 8' high fences are permitted. ***This variance was granted as memorialized in Franklin Township Planning Board Resolution No. SP18-1.***
  - iii) To eliminate the requirement for a fence around the stormwater management basin as the depth of the basin will be no more than 2 feet. ***This variance was granted as memorialized in Franklin Township Planning Board Resolution No. SP18-1.***
- c) The following design waivers have been requested by the Applicant:
  - i) A waiver to allow 102 parking spaces to have a stone surface rather than an asphalt surface. ***This design waiver was granted as memorialized in Franklin Township Planning Board Resolution No. SP18-1.***
  - d) ***Based on our review, it appears that the following additional variance may be required of this application:***
    - i) ***A D-1 use variance to permit off-premise advertising signs (billboards) on the property. As per §253-151.O of the Township Code, outdoor advertising signs are prohibited. The site plan drawings submitted as part of the Applicant's prior approval indicated that the existing billboards on site were to be removed. The Applicant is now proposing for the billboard signs to remain.***
    - ii) ***If the billboards are to remain, then a D variance is required, and the Planning Board would no longer retain jurisdiction over the application. If the Applicant wishes to pursue approval with the billboards, an application for a variance will***



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***need to be made to the Township's Zoning Board. If the billboards are removed then no D variance relief would be required and the application may remain before the Planning Board.***

- 4) Application Submission Checklist - The following applicable submission items have either not been provided or waiver requested:
- a) As Per 253-33C(1) Per 253-33C(2), there shall be certification that no taxes or assessments are due or delinquent and all required application fees and escrows have been paid. *We defer to the Planning Board Secretary for confirmation.*
  - b) Per 253-138H(6) – The applicant shall be required to present architectural plans to the Architectural and Landscape Advisory Board prior to submission to the board. *It is our understanding the architectural plans have not been presented to the Architectural and Landscape Advisory Board. It is unclear whether presentation before this advisory Board remains applicable.*
  - c) Property Survey - The Applicant requested a waiver as the property survey was submitted with the original application. Our office has no objection to issuance of a submission waiver but we request a copy of the survey be forwarded to our office as a condition of any Amended Site Plan approval. The request lot consolidation metes and bounds description noted below must be based on the property survey.
  - d) NJDEP Permit Identification Form – The Applicant has requested a waiver from submitting a revised form. Our office has no objection to issuance of a submission waiver. We request a copy of the previously issued L.O.I. for the tract be forwarded to our office for our files. The improvements proposed by this application do not appear to impact on NJDEP regulated areas.
  - e) Phase 1 Environmental Report. The Applicant has requested a waiver from submitting a new Phase 1. It is noted that the required environmental reports were submitted with the original application. Our office has no objection from issuance of a submission waiver but we request that a copy of the original report prepared by RT Environmental Services, Inc., dated December 2017 be provided to our office.

***Based on the above, our office would recommend the Application be deemed complete subject to verification that all requires taxes and fees have been paid and concurrence with our recommendations by the Board.***

5) General Engineering Comments

- a) The plans submitted with this application appear to differ from the plans on file at our office that are signed by the Board. These differences include, but may not be limited to:
  - i) The existing billboard adjacent to Delsea Drive are shown to remain whereas previously they were proposed to be removed.



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- ii) The proposed project sign and associated landscape plantings have been relocated to the opposite side of the entrance driveway.

The Applicant should confirm whether there are any other modifications other than the new paintball play structures previously noted.

- b) Per Resolution No. SP18-1, the applicant testified that ten to twenty employees will be onsite including referees. Per item 16 of the conditions of approval, septic approval shall include whatever is required by the County and/or State. Per the approved plans on file with the Gloucester County Health Department, the system is sized for 4 employees only. The applicant should be prepared to testify regarding this discrepancy. It is also noted as part of the previous approvals port-a-johns will be provided to service the remaining non-employees occupying the site. The location and quantity of port-a-johns should be incorporated onto the site plan. The need for site improvements for the port-a-john area should also be considered.
  - c) The Applicant's Engineer should revise the grading and drainage plan to show localized grading around the proposed structures.
  - d) The Applicant's Attorney has provided a draft deed of consolidation for the subject tract. The Deed should be reviewed by the Board Solicitor. It appears a copy of the metes and bounds description "Schedule A" was not included. This should be submitted.
- 6) This Application is subject to the following outside agency permits and/or approvals:
- a) Gloucester County Planning Board – Approval Granted on November 29, 2016 (Code No. FR-1754.
  - b) Gloucester County Health Department – Approved application differs from sworn testimony by the applicant.
  - c) Gloucester County Soil Conservation District – It does not appear that the previous plan Certification will be impacted by the improvements currently proposed.

We may have further comments pursuant to testimony presented at the public hearing or the receipt of revised plans or other documents.



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Should you have any questions regarding this matter, please feel free to call.

Very truly yours,

**CME Associates**

Edward F. D'Armiento, PE, CME, CFM  
*Planning Board Engineer*

Chris Dochney, PP, AICP  
*Planning Board Planner*

ED/jw

cc: B. Michael Borelli, Esq. - Planning Board Attorney  
David C. Patterson, Esq. - Applicant's Attorney  
Paul Cuccinello - Applicant  
Steven L. Filippone, PE, PP - Applicant's Engineer



