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January 25, 2021

**MEMORANDUM TO:** Vernon Township Land Use Board (*via email*)

**FROM:** Cory L. Stoner, P.E., C.M.E., Land Use Board Engineer

**SUBJECT:** **ENGINEERING REVIEW**  
 Minor Site Plan for Claude Allain & Elizabeth Bilomasur (LUB # 11-20-8)  
 Block 404 Lot 1 (Located at 5 Church Street)  
 Vernon Township, Sussex County  
 HPA No. 20-264

Dear Land Use Board Members:

The above referenced Applicant is proposing to add an addition to the existing structure at the corner of Church Street and Omega Drive in order to create a Thai Restaurant on the site. Based on a review of this application, I offer the following comments:

1. The items submitted in support of this application included the following:
  - a. Plan entitled, “Existing Conditions Map, Claude Allain, Elizabeth Bilomasur, Lot 1, Block 404, 5 Church Street, Vernon Township, Sussex County, New Jersey,” consisting of one (1) sheet, prepared by RHJ Associates and dated August 28, 2020
  - b. Architectural and Elevation Plans entitled, Thaiphon Restaurant, 5 Church Street, Vernon, New Jersey, Owner Claude Allain., consisting of the following sheets:

| Sheet No. | Title                  | Date     |
|-----------|------------------------|----------|
| A8        | First Floor Plan       | 10/19/20 |
| A9        | Second Floor Plan      | 10/19/20 |
| A10       | Front Elevation (East) | 10/19/20 |
| A11       | South Elevation        | 10/19/20 |
| A12       | North Elevation        | 10/19/20 |
| A13       | Rear Elevation (West)  | 10/19/20 |

- c. Applications and supporting documents.
2. **Completeness:** Based on a review of the application, it was found that a few items required by the Technical Checklists have not been provided. In brief, these items include:

- a. List of all property owners within a 200-foot-radius radius on the plan, with block & lot number & street address. Street addresses have been provided. Since the existing property has been developed and the application is for a minor site plan, I do not object to this item being waived for the purpose of hearing the application.
- b. Key map based on the Township tax map with tax map sheet data. Show 200 ft. radius from subject parcel. Tax map sheet number and 200 ft. radius has not been shown on the plan. Since the existing property has been developed and the application is for a minor site plan, I do not object to this item being waived for the purpose of hearing the application.
- c. Existing topography with maximum contour intervals of 2 feet for entire property... Contours have not been provided. Due to the minor nature of the site improvements, I do not object to this item being waived for the purpose of hearing the application.
- d. Construction details for all proposed improvements. The Applicant has stated that details will be provided. I do not object to temporarily waive this item but the Applicant should be ready to review specific improvements with the Board at the hearing.
- e. Proposed grading plan for roadways, buildings, access driveways and parking lots with any retaining wall locations at maximum 2 ft. contour intervals... Proposed grades have not been provided. Due to the minor nature of the site improvements, I do not object to this item being waived for the purpose of hearing the application.
- f. Certification note on the plan that no wetlands exist on or within 150 ft. of the property... With knowledge of the property in questions, I do not believe wetlands will be located within 150 feet of the proposed property improvements. I, therefore, do not object to waiving this item.

Due to the fact that no major improvements are being proposed on the property as part of this application, I have no objecting to waiving these items and declaring the application complete for purpose of scheduling the hearing. It should be noted, however, additional information could be required if site improvements are warranted based on a final review of the Board.

- 3. **Zoning:** The property is rectangular-shaped lot that is located in the TC, Town Center Zone. The bulk requirements for the lot are as followed:

| Item                    | Required | Existing   | Proposed | Variance |
|-------------------------|----------|------------|----------|----------|
| Min. Lot Area           | N/A      | 16,741 sf. | N/C      | No       |
| Min. Lot Width          | 120 ft.  | 123 ft.+/- | N/C      | No       |
| Min. Front Yard Setback | 14 ft.   | 48 ft.+/-  | N/C      | No       |

|                        |         |          |          |    |
|------------------------|---------|----------|----------|----|
| Min. Rear Yard Setback | 5 ft.   | 45.6 ft. | 18.3 ft. | No |
| Min. Side Yard Setback | 7.5 ft. | 35.9 ft. | 28.4 ft. | No |

- a. It should be noted that per Section 330-174 of the Township Code, the front yard setback must be satisfied from both streets so the minimum front yard setback should be changed to 48 feet on the plan and be measured from the right-of-way line.
- b. I defer any remaining comments regarding zoning for this project to the Board Planner.

4. **Site Plan:**

- a. As stated above, the Applicant is proposing to renovate and construct an addition to the existing building to be used as a restaurant. The Applicant should be prepared to discuss all aspects of the proposed restaurant with the Board.
- b. The proposed building footprint shown on the plan does not match which is shown in the architectural plans. The actual proposed addition footprint is much smaller than what is shown on the site plan. The site plan should be updated accordingly.
- c. Section 330-76B of the Township Code requires 10' x 18' parking spaces. The proposed parking spaces are 9' x 18' and a design waiver will be required.
- d. The plan shows a total of 15 parking spaces being provided, where 16 are required. The Applicant is requesting a variance.
- e. There is only 16 feet between both parking space #1 and the Handicapped space and Parking space #12 and #13. Per Section 330-76C. parking aisles should be a minimum of 24 feet wide and the parking space locations should be modified accordingly.
- f. The plan shows angled parking which, depending on which entrance a vehicle is entering from, may be difficult to maneuver into. The Applicant should consider changing the spaces to a perpendicular alignment.
- g. If the area between space 6 and 7 should have gore striping to prohibit parking.
- h. Per Section 330-184B for the Township Code, off-street parking within the Town Center District shall be located in the rear of the building. The parking lot is located in the front of the building and is an existing non-conforming condition.
- i. Per Section 330-184B of the Township Code, pedestrian crosswalks are to be provided within parking lots in the Town Center District. Since the parking lot currently exists, I would recommend that the parking lot be considered an existing non-conforming condition and no variance be needed.

- j. No off-street loading space has been provided. The Applicant should explain how deliveries will be made and outline whether a designated loading space is needed.
- k. The existing paved parking lot is in disrepair with grass growing through cracks throughout and large potholes. It is my opinion that the entire parking lot should be repaved and the parking spaces properly striped.
- l. There is no proposed trash enclosure on the site. The trash enclosure needs to be installed as per the Section 330-184B of the Township Code.
- m. Per Section 330-184B of the Township Code, any proposed service equipment including air-conditioner units, HVAC units, etc. must be screened from public view. The Applicant should provide testimony regarding whether any new units are required with this project.
- n. The Architectural plans show a proposed door at the rear of the building. A sidewalk should be provided from the parking lot to this door.

5. **Architecture**

- a. Architectural plans and elevations have been provided. The Applicant should be prepared to discuss all aspects of the proposed buildings improvements with the Board. This discussion shall include a description of what improvements are proposed to the inside and outside of the building.
- b. My office I did not receive a copy of the basement floor plan. It is assumed that the entire kitchen operation will be in the basement. The Applicant should explain what will occur in the basement and describe where the kitchen will be located. If in the basement, the Applicant will need to comment on whether the necessary building permits will be obtained for a kitchen located at that location.
- c. Section 33-184B of the Township Code specifies architectural attributes, building materials and color, building walls, roofs and roof materials and window design standards. The Applicant should comment on the improvements proposed on the outside of the building and comment on whether any of these standards will be adhered to.

6. **Utilities**

- a. The Applicant to comment on whether the site has been connected to the Vernon sanitary sewer system. If so, the location of all existing sanitary sewer mains and services should be added to the plans. In addition to sanitary sewer, the site plan should also show the location of the water service connection as well.

- b. The conversion of the existing building into a Thai restaurant and the connection of the restaurant into the existing sanitary sewer mains will require approval of the Vernon Township Municipal Utility Authority. Grease traps and other facilities may be required before the new restaurant can connect into the existing sanitary sewer main.

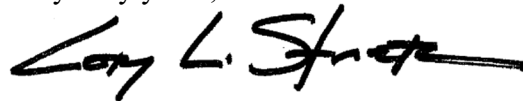
7. **Landscape & Lighting**

- a. A Landscape Plan has not been provided with this application and no additional plantings have been proposed. The Applicant should consider adding additional landscaping to the site in an effort to conform with the requirements of Section 330-184B of the Township Code.
- b. The Applicant has not proposed any additional lighting with this application. A site inspection shows a number of flood lights attached to the building. The use of spot lights is not permitted for parking lot lightings per the Township Code. It is recommended that adequate lighting be proposed in the form of parking lot light posts per Section 330-80 of the Township Code.

8. **Miscellaneous:**

- a. No signage has been proposed for this project. Any proposed signage will need to conform to Section 330-180 of the Township Code.
- b. Other Approvals that will be required include but may not be limited to:
  - i. Vernon Township Municipal Utility Authority
  - ii. Sussex County Health Department
  - iii. Vernon Township Construction Department
  - iv. Vernon Township Fire Subcode Official

Very truly yours,



Cory L. Stoner, P.E., C.M.E.

**HAROLD E. PELLOW & ASSOCIATES, INC.**

Vernon Land Use Board Engineer

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cc: VIA EMAIL ONLY  
Kim Decker, Planning & Zoning Secretary  
Glenn Kienz, Esq., Board Attorney  
Jessica Caldwell, PP, AICP, Board Planner  
James Opfer, Jr, Esq.